

COMM AT NW COR OF SW1/4 OF SE1/4  
N 243 FT, RUN E'RLY 335.09 FT TO  
LINE OF GS & F RR, RUN S 52 DEG

TEEMS AUSTIN R  
128 SE LORD CT  
LAKE CITY, FL 32025

2025

34-3S-17-07016-001



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                                                                                                                                                 |              |                      |                           |                                |                |             | MARKET ADJUSTMENTS |           |           |             |         |               |                                  |            |                             |      | COLUMBIA COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------|---------------------------|--------------------------------|----------------|-------------|--------------------|-----------|-----------|-------------|---------|---------------|----------------------------------|------------|-----------------------------|------|--------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                                                                                                                                            | MDL          | EFF. AREA            | TOT ADJ PTS               | EFF. BASE RATE                 | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT      | NORM        | % COND  | PAGE 1 of 1 2 |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | VINYL SID 100  | 0800                                                                                                                                            | 02           | 1,227                | 115.9000                  | 69.54                          | 85,326         | 1995        | 1994               | 0         | 0         | 0           | 60.00   | 40.00         | VALUATION BY STANDARD            |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 MOBILE HME - 0% - 0                                                                                                                           |              |                      |                           |                                |                |             |                    |           |           |             |         |               | Heated Area: 1152 HX Base Yr     |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 12               | MODULAR MT 100 | <div><div>48</div><div>24</div><div>48</div><div>24</div><div>30</div><div>10</div><div>30</div><div>10</div><div>BAS</div><div>UOP</div></div> |              |                      |                           |                                |                |             |                    |           |           |             |         |               | VALUATION SUMMARY                |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               | Tax Group: 2 Tax Dist:           |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 90      |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               | BUILDING MARKET VALUE 34,130     |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 10   |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               | TOTAL MARKET OB/XF VALUE 7,700   |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               | TOTAL LAND VALUE - MARKET 12,480 |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               | TOTAL MARKET VALUE 54,310        |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   |                  | 3 100          |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               | SOH/AGL Deduction 6,833          |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 2 100          |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               | ASSESSED VALUE 47,477            |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               | TOTAL EXEMPTION VALUE 0          |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Architectual                                                                                                                               | 01               | CONV 100       |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               | BASE TAXABLE VALUE 47,477        |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                      |                  | 0 100          | TOTAL JUST VALUE 54,310                                                                                                                         |              |                      |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Condition Adj                                                                                                                              | 03               | 03 100         | NCON VALUE 0                                                                                                                                    |              |                      |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Kitchen Adjus                                                                                                                              | 01               | 01 100         | INCOME VALUE                                                                                                                                    |              |                      |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                    |                  | 05 05          | PREVIOUS YEAR MKT VALUE 47,553                                                                                                                  |              |                      |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                   |                  | 0200           | MOBILE HOME                                                                                                                                     |              |                      |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                    |                  |                | MKT AREA                                                                                                                                        |              | 06                   |                           | SALE:1:1: 0.96 AC \$.70 STAMPS |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  | 34317.020      |                                                                                                                                                 | 1.00/        |                      |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    | YEAR                                                                                                                                            | TOT ADJ AREA | SUBAREA MARKET VALUE |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                        | 1,152            | 100            |                                                                                                                                                 | 1,152        | 32,044               |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                        | 300              | 25             |                                                                                                                                                 | 75           | 2,086                |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     | 1,452            |                |                                                                                                                                                 | 1,227        | 34,130               |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                                                                                                                                                 |              |                      | 128 SE LORD CT, LAKE CITY |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | OB/XF CODE       | DESCRIPTION    | BLD                                                                                                                                             | CAP          | L                    | W                         | UNITS                          | UT             | Adj R       | ADJ UNIT PRICE     | ORIG COND | YEAR ON   | YEAR ACTUAL | Q       | % COND        | OB/XF MKT VALUE                  | NOTES      |                             |      |                          |      |     |    |        |  |  |  |  |  |
| 1                                                                                                                                          | 0080             | DECKING        | 0                                                                                                                                               | 0            | 0                    | 0                         | 1.00                           | UT             | 800.00      | 800.00             | 50        | 1994      | 1994        | 3       | 50            | 400                              |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0296             | SHED METAL     | 0                                                                                                                                               | 0            | 0                    | 0                         | 1.00                           | UT             | 600.00      | 600.00             | 50        | 1994      | 1994        | 3       | 50            | 300                              |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                          | 9945             | Well/Sept      | 0                                                                                                                                               | 0            | 0                    | 0                         | 1.00                           | UT             | 7,000.00    | 7,000.00           | 100       |           |             | 3       | 100           | 7,000                            |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION                                                                                                                            | CAP          | R D                  | LOC ZONE                  | FRONT                          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T       | DPHT FACT | % COND      | TOT ADJ | UNIT PRICE    | ADJ UNIT PRICE                   | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                  | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                                                          | 0102             | C              | SFR/MH                                                                                                                                          | 0            |                      | 00                        | 0.00                           | 0.00           | 0.96        | AC                 |           | 1.00      | 1.00        | 1.00    | 13,000.00     | 13,000.00                        | 12,480     |                             |      |                          |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 02/09/2017 BY DF Total Acres: 0.96 Total Land Value: 12,480 Market: 0 Agricultural: 0 Common: 12,480 PRINTED 08/04/2025 BY SYS |                  |                |                                                                                                                                                 |              |                      |                           |                                |                |             |                    |           |           |             |         |               |                                  |            |                             |      |                          |      |     |    |        |  |  |  |  |  |