

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	35315.010 1.00/	

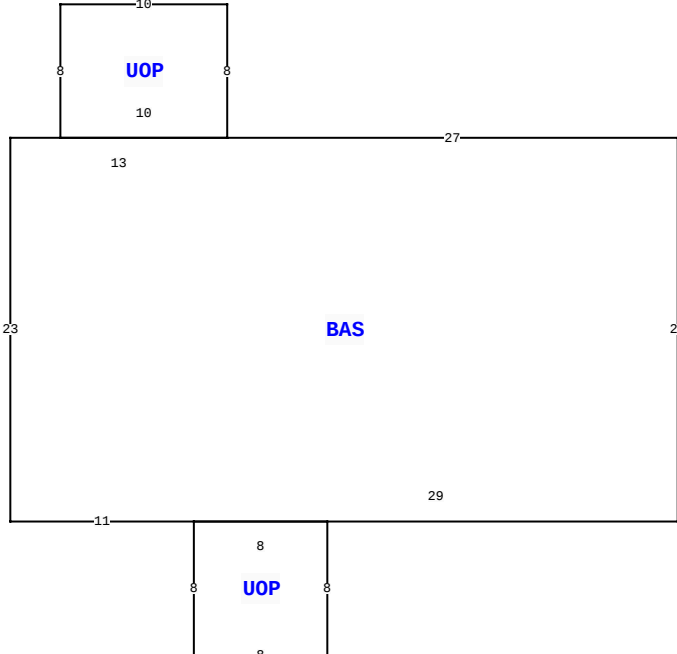
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	25,370
UOP	64	25		16	441
UOP	80	25		20	552

TOTALS	1,064			956	26,363
--------	-------	--	--	-----	--------

EXTRA FEATURES														
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
1	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100
5	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100

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
1	0102	C	SFR/MH	100		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00

REVIEW DATE	07/20/2023	BY	JB
-------------	------------	----	----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	956	114.9000	68.94	65,907	1987	1987	0	0	0	60.00	40.00
1 MOBILE HME 100% - 1997 Heated Area: 920 HX Base Yr 1997												
												

1953 SW KOONVILLE AVE, LAKE CITY	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			04/07/2025	MLU

TOTAL OB/XF														
8,650														

TOTAL OB/XF														
8,650														

Total Acres: 2.03	Total Land Value: 30,450	Market: 0	Agricultural: 0	Common: 30,450
-------------------	--------------------------	-----------	-----------------	----------------

COLUMBIA COUNTY PROPERTY														
PAGE 1 of 1														3

VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 3										Tax Dist:				
BUILDING MARKET VALUE										26,363				
TOTAL MARKET OB/XF VALUE										8,650				
TOTAL LAND VALUE - MARKET										30,450				
TOTAL MARKET VALUE										65,463				
SOH/AGL Deduction										28,720				
ASSESSED VALUE										36,743				
TOTAL EXEMPTION VALUE										25,000				
BASE TAXABLE VALUE										11,743				
TOTAL JUST VALUE										65,463				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										65,463				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11375	M H	125	06/05/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0811/1282	9/28/1995	WD	Q	V		12,000	
GRANTOR: MUSKEWITZ							
GRANTEE: SHEILA CROUGH							
0796/1299	10/07/1994	WD	U	V	12	6,600	
GRANTOR: ANTHONY & GINA N FREE							
GRANTEE: MILTON F & LUCILLE							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS= W27 UOP= N8 W10 S8 E10\$ W13 S23 E11 UOP= S8 E8 N8 W8\$ E29 N23\$.														

OTHER ADJUSTMENTS AND NOTES														