

LOT 2 HOPEFUL CIRCLE S/D.
817-022, 899-1803, WD 899-1805,

ROYALS DAN/ROYALS CYNTHIA
168 SE SETH NETTLES DRIVE
LAKE CITY, FL 32025

2026

35-4S-17-09030-102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

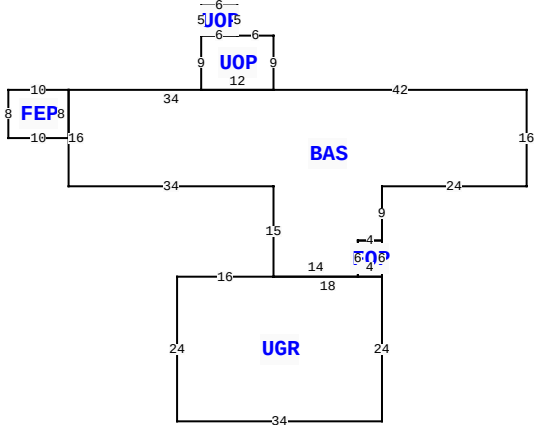
Quality	04	04
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	35417.010 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	12,684
BAS	1,462	100		1,462	38,632
FEP	80	85		68	1,797
FOP	24	35		8	211
UGR	816	45		367	9,698
UOP	30	25		8	211
UOP	108	25		27	714
TOTALS	3,000			2,420	63,946

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,420	110.1050	66.06	159,865	1996	1996	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2002 Heated Area: 1942 HX Base Yr 2002													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		63,946	
TOTAL MARKET OB/XF VALUE		10,050	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		93,996	
SOH/AGL Deduction		31,909	
ASSESSED VALUE		62,087	
TOTAL EXEMPTION VALUE		HX HB	37,087
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		93,996	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		93,996	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12324	M H	125	03/25/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0899/1805	3/28/2000	WD	Q	V	03
GRANTOR: MANGRUM'S					
GRANTEE: DAN & CYNTHIA ROYAL					
0817/0022	2/03/1996	WD	Q	V	
GRANTOR: RODNEY & NORMA DICKS					
GRANTEE: DAVID E & MARY MANG					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W42 UOP= N9 W6 UOP= N5 W6 S5 E6\$ W6 S9 E12 \$ W34 FEP= W10 S8 E10 N8\$ S16 E34 S15 UGR= W16 S24 E34 N24 W18\$ E14 FOP= E4 N6 W4 S6\$ N6 E4 N9 E24 N16\$ PTR= E40 BAS= E24 N20 W24 S20\$ W40\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00