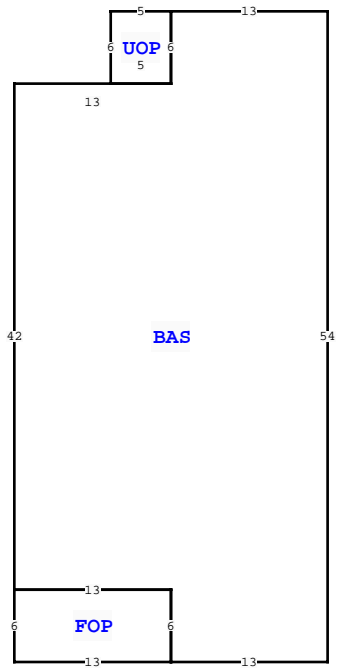




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	05	05			
DOR CODE	0201 MODULAR HOME				
MAP NUM		MKT AREA	07		
NEIGHBORHOOD/LOC	810317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	59,114
FOP	78	30		23	1,089
UOP	30	20		6	284
TOTALS	1,356			1,277	60,488

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MODULAR	1	0%	- 2025			Heated Area: 1248		HX Base Yr				



618 NE DAVIS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		60,488	
TOTAL MARKET OB/XF VALUE		1,300	
TOTAL LAND VALUE - MARKET		5,008	
TOTAL MARKET VALUE		66,796	
SOH/AGL Deduction		0	
ASSESSED VALUE		66,796	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		66,796	
TOTAL JUST VALUE		66,796	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		68,793	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03964	SFR	200	10/17/2006
00241			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1607	7/19/2024	WD	U	I	12	2,000
GRANTOR: KNIGHT VALERIA						
GRANTEE: ROSIER LEANDOUS W						
1374/2217	12/18/2018	WD	Q	I	01	70,000
GRANTOR: LEANDOUS W ROSIER						
GRANTEE: VALERIA KNIGHT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 UOP= W5 S6 E5 N6\$ S6 W13 S42 FOP= S6 E13 N6 W13\$ E13 S6 E13 N54\$.	

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	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	900	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0201	C	MOD HOME	0		*RSF-3	0.00	0.00	10,016.00	SF		1.00	1.00	1.00	0.50	0.50	5,008							