

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,984	100	
TOTALS	1,984		58,949

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	MOBILE HME	100%	- 2016		147,372	2001	2001	0	0	60.00	40.00	Heated Area: 1984 HX Base Yr 2016													
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/22/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				04/22/2026	MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			58,949
TOTAL MARKET OB/XF VALUE			27,600
TOTAL LAND VALUE - MARKET			62,400
TOTAL MARKET VALUE			148,949
SOH/AGL Deduction			42,371
ASSESSED VALUE			106,578
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			50,167
TOTAL JUST VALUE			148,949
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,939
SALE: 2:1: \$.60 STAMPS			
BLDG: 1:1: CONCORD MH			
SALE: 1:1: \$.70 STAMPS			
XFOB: 1:1: CONCORD MOBILE HOME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17554	M H	125	10/18/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/1982	9/02/2015	WD	U	I	12	46,000
GRANTOR: COLUMBIA BANK						
GRANTEE: WILLIAM JENNINGS WO						
1288/1059	1/20/2015	WD	U	I	12	141,500
GRANTOR: WILLIAM H HARRY & VIC						
GRANTEE: COLUMBIA BANK						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	1,200
2	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	200
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	7,000
4	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	200
5	0040	BARN, POLE	0	100	0	0	UT	800.00	800.00	800
6	0070	CARPORT UF	0	100	0	0	UT	2,000.00	2,000.00	2,000
7	0040	BARN, POLE	0	100	0	0	UT	1,200.00	1,200.00	1,200
8	0030	BARN, MT	0	100	0	0	UT	15,000.00	15,000.00	15,000

TOTAL OB/XF													
27,600													
277 NW LOWER SPRINGS RD, LAKE CITY													

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W64 S31 E64 N31\$.									

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	32,400							