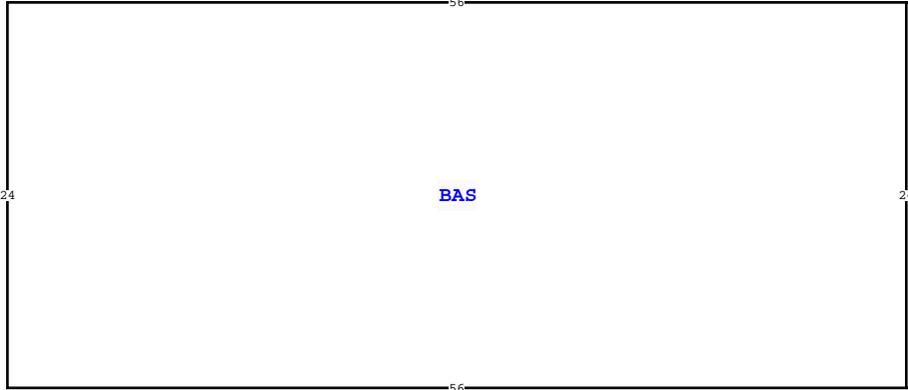


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,344	89.2050	53.52	71,931	1990	1990	0	0	60.00	40.00	
2 MOBILE HME			0% - 0	Heated Area: 1344				HX Base Yr				



Quality	04	04			
DOR CODE	0200 MOBILE HOME				
MAP NUM		03			
NEIGHBORHOOD/LOC	1316.0300 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	28,772
TOTALS	1,344			1,344	28,772

434 NW NYE HUNTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025
INC DATE		AG DATE	MLU

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	20	25	500.00	UT	12.00	12.00	30	2009	2009	3	30	1,800	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION TOTAL OB/XF 10,100

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	0		RSF/MH	82.00	225.00	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		28,772	
TOTAL MARKET OB/XF VALUE		10,100	
TOTAL LAND VALUE - MARKET		9,500	
TOTAL MARKET VALUE		48,372	
SOH/AGL Deduction		3,254	
ASSESSED VALUE		45,118	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		45,118	
TOTAL JUST VALUE		48,372	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		48,372	
XFOB:1:1: CONCORD M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30435	M H	0	09/04/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/1997	6/11/2021	QC	U	I	11	5,000
GRANTOR: PAUWELS DAVID ARTHUR						
GRANTEE: PAUWELS JENNIFER						
0981/2492	4/30/2003	WD	Q	I		32,000
GRANTOR: ARTHUR E CUTCHER						
GRANTEE: DAVID ARTHUR & JENN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S24 E56 N24\$.	