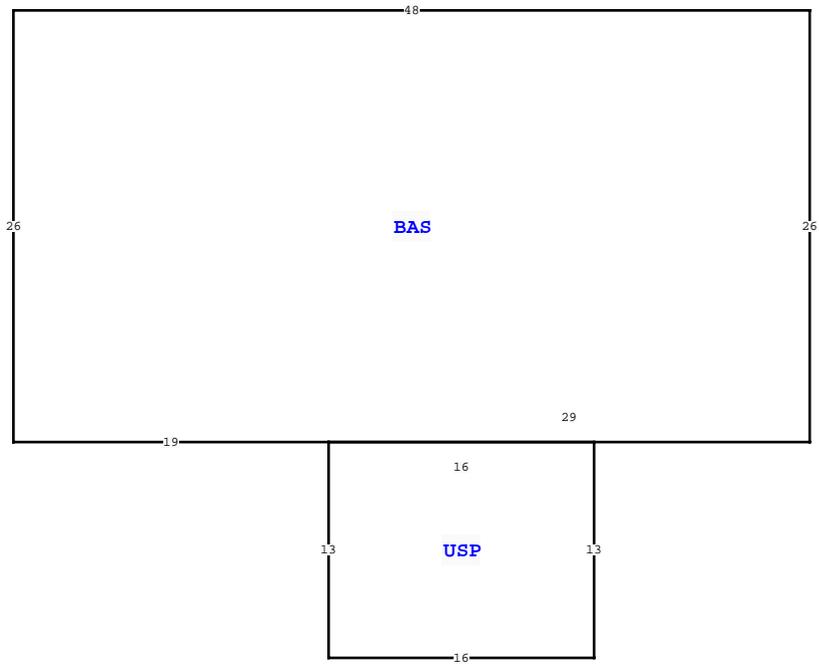




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	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	01	01	
DOR CODE	0202MOBILE HOME/M HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0300 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
USP	208	35	
TOTALS	1,456		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,321	85.4250	51.26	67,714	1977	1977	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		44,208	
TOTAL MARKET OB/XF VALUE		12,429	
TOTAL LAND VALUE - MARKET		17,100	
TOTAL MARKET VALUE		73,737	
SOH/AGL Deduction		5,431	
ASSESSED VALUE		68,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		68,306	
TOTAL JUST VALUE		73,737	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		73,737	
LAND:1:1: 1.50 AC.			
XFOB:1:1: PACEMAKER M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25501	M H	454	02/06/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1079/2326	3/25/2006	QC	Q	I	01	20,000
GRANTOR: HENRY KURCMAN						
GRANTEE: BERNARD OR PAMELA T						
1017/2046	5/20/2004	WD	Q	I	01	20,000
GRANTOR: WALTER PERKINS DAVIS						
GRANTEE: HENRY KURCMAN						

EXTRA FEATURES		521 NW NYE HUNTER DR, LAKE CITY															
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	0294	SHED WOOD/	0	0	16	16	256.00	UT	12.00	12.00	40	2009	2009	3	40	1,229	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/21/2025	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S26 E19 USP= S13 E16 N13 W16\$ E29 N26\$.

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	0		RSF/MH	0.00	0.00	2.00	LT		1.00	1.00	0.90	9,500.00	8,550.00	17,100							

