

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		1,296 145,248

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	3	100%	- 2022	Heated Area: 1296			HX Base Yr 2022				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
2886 SW MAYO RD, LAKE CITY												
04/07/2025 MLU												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		344,387	
TOTAL MARKET OB/XF VALUE		22,030	
TOTAL LAND VALUE - MARKET		55,110	
TOTAL MARKET VALUE		421,527	
SOH/AGL Deduction		164,369	
ASSESSED VALUE		257,158	
TOTAL EXEMPTION VALUE		HX HB DH DHB 102,822	
BASE TAXABLE VALUE		154,336	
TOTAL JUST VALUE		421,527	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		428,934	
SALE:4:1: FATHER TO SON			
SALE:3:1: \$.70 STAMPS			
BLDG:1:1: MERI MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042461	Mobile Home		08/02/2021
000042403	Mobile Home		07/26/2021
11108	M H	125	05/03/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/2344	1/23/2021	WD	Q	V	03	45,000
GRANTOR: PULLEN AARON K						
GRANTEE: JOHNSON MICHAELA N						
1234/0250	4/25/2012	WD	Q	V	01	29,000
GRANTOR: VERNE D & BRIAN D BUR						
GRANTEE: AARON K PULLEN & WE						

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	CARPOT UF	0	100	20	25	500.00	UT	2.50	2.50	100	1999	1999	3	100	1,250	
2	0060	CARPOT F	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2021	2021		100	1,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2021		100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,980.00	1,980.00	100	2024	2023		100	1,980	
TOTALS													22,030				

BUILDING NOTES												
BAS=[ORIG=25,15] E48 S27 W48 N27 \$												

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	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110								

