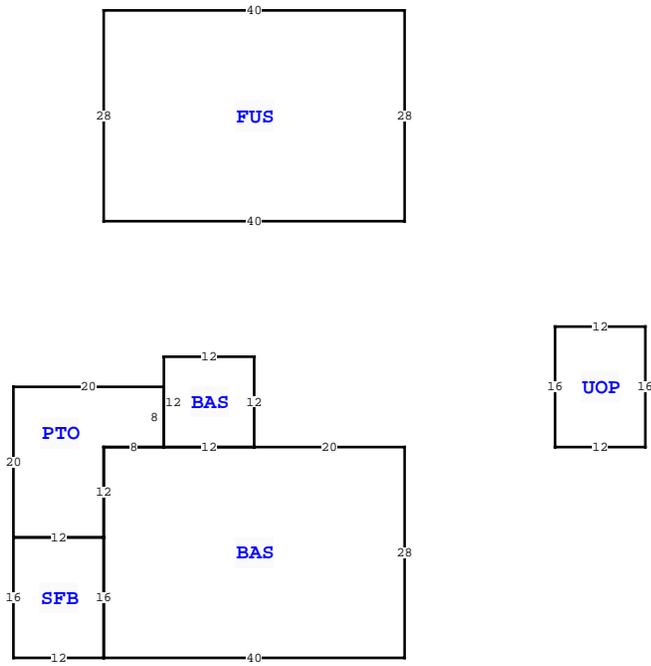


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 2. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2019		Heated Area: 2576					HX Base Yr 2019	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	12,834
BAS	1,120	100		1,120	99,819
FUS	1,120	100		1,120	99,819
PTO	304	5		15	1,337
SFB	192	80		154	13,725
UOP	192	20		38	3,387
<b>TOTALS</b>	<b>3,072</b>			<b>2,591</b>	<b>230,920</b>

267 SW MELODY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

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	100	8	12	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
2	0040	BARN, POLE	0	100	24	48	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000	
3	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				230,920	
TOTAL MARKET OB/XF VALUE				2,200	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				293,120	
SOH/AGL Deduction				93,827	
ASSESSED VALUE				199,293	
TOTAL EXEMPTION VALUE				56,411	
BASE TAXABLE VALUE				142,882	
TOTAL JUST VALUE				293,120	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				288,127	
XFOB:2:1: NEWMOON MH (GAVE EXTRA DEP-PD \$800)					
BLDG:1:1: WINSTON MH 2 MH PUT TOGETHER					
XFOB:1:1: WINSTON MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000054184	Electrical Servic		10/02/2025		
13776	SFR	365	03/19/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1601	11/30/2018	WD	U	I	16	27,300
GRANTOR: JOSHUA BISQUE						
GRANTEE: VICTOR C HERNDON &						
1373/1600	11/30/2018	WD	U	I	16	27,300
GRANTOR: JOSEPH BISQUE						
GRANTEE: VICTOR C HERNDON &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W20 W12 W8 S12 S16 E40 N28 \$	
FUS=[ORIG=0,-30] N28 W40 S28 E40 \$	
PTO=[ORIG=-32,0] N8 W20 S20 E12 N12 E8 \$	
SFB=[ORIG=-40,12] W12 S16 E12 N16 \$	
UOP=[ORIG=20,0] E12 N16 W12 S16 \$	
BAS=[ORIG=-20,0] N12 W12 S12 E12 \$	

LAND DESCRIPTION										TOTAL OB/XF										2,200				
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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							