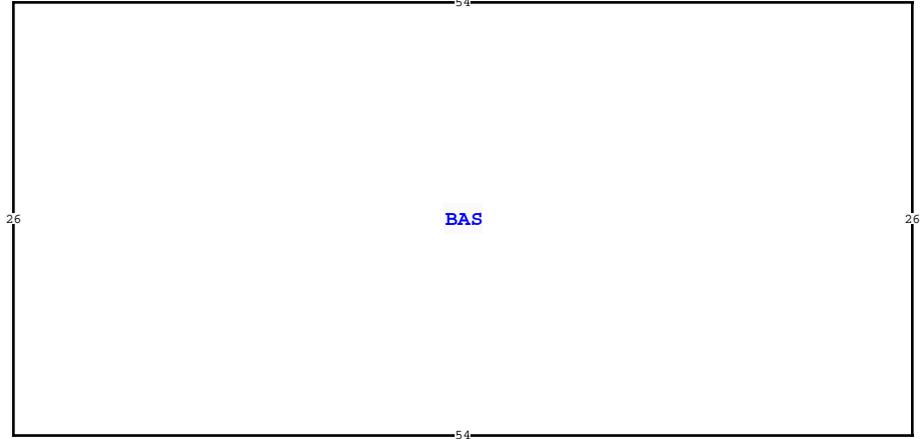




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		1,404 41,008

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	MOBILE HME	100%	2004									
				Heated Area: 1404				HX Base Yr 2004				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,008
TOTAL MARKET OB/XF VALUE			23,562
TOTAL LAND VALUE - MARKET			94,145
TOTAL MARKET VALUE			78,035
SOH/AGL Deduction			23,657
ASSESSED VALUE			54,378
TOTAL EXEMPTION VALUE	HX HB	29,378	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			158,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/2939	8/15/2005	QC	Q	V	01	100
GRANTOR: ROSCOE JAMES LEE						
GRANTEE: JOAN BREWER						
1032/1187	11/08/2004	QC	Q	V	06	100
GRANTOR: JOAN BREWER						
GRANTEE: JAMES ROSCOE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	10	20	UT	5.00	5.00	100	1993
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	1993
4	0294	SHED WOOD/	0	100	8	12	UT	7.50	7.50	100	1993
5	0296	SHED METAL	0	100	10	12	UT	5.00	5.00	50	1993
6	0296	SHED METAL	0	100	0	0	UT	5.00	5.00	100	1993
7	0060	CARPORT F	0	100	0	0	UT	5.00	5.00	100	1993
8	0262	PRCH, FOP	0	100	0	0	UT	0.00	0.00	100	2016
9	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2016
10	0060	CARPORT F	0	100	20	40	UT	3.50	3.50	75	2016

TOTALS											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/04/2026	MLU				
1979 SW MAYO RD, LAKE CITY											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W54 S26 E54 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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0			0.00	0.00	8.91	AC		1.00	1.00	1.00	445.00	445.00	3,965							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	8.91	AC		1.00	1.00	1.00	9,500.00	9,500.00	84,645							



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																			
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 41,008 TOTAL MARKET OB/XF VALUE 23,562 TOTAL LAND VALUE - MARKET 94,145 TOTAL MARKET VALUE 78,035 SOH/AGL Deduction 23,657 ASSESSED VALUE 54,378 TOTAL EXEMPTION VALUE HX HB 29,378 BASE TAXABLE VALUE 25,000 TOTAL JUST VALUE 158,715 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 152,616																																					
																				PERMIT NUM DESCRIPTION AMT ISSUED																																					
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1054/2939</td> <td>8/15/2005</td> <td>QC</td> <td>Q</td> <td>V</td> <td>01</td> <td>100</td> </tr> </tbody> </table> GRANTOR: ROSCOE JAMES LEE GRANTEE: JOAN BREWER <table border="1"> <thead> <tr> <th>1032/1187</th> <th>11/08/2004</th> <th>QC</th> <th>Q</th> <th>V</th> <th>06</th> <th>100</th> </tr> </thead> <tbody> <tr> <td>1032/1187</td> <td>11/08/2004</td> <td>QC</td> <td>Q</td> <td>V</td> <td>06</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JOAN BREWER GRANTEE: JAMES ROSCOE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1054/2939	8/15/2005	QC	Q	V	01	100	1032/1187	11/08/2004	QC	Q	V	06	100	1032/1187	11/08/2004	QC	Q	V	06	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																			
1054/2939	8/15/2005	QC	Q	V	01	100																																																			
1032/1187	11/08/2004	QC	Q	V	06	100																																																			
1032/1187	11/08/2004	QC	Q	V	06	100																																																			
TOTALS										<table border="1"> <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>05/04/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/04/2026		MLU																										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																				
			05/04/2026		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																																									
11	0261	PRCH, UOP	0 100	12	54	648.00	UT	7.00	7.00	75	2016	2016	3	75	3,402																																										
12	0261	PRCH, UOP	0 100	14	40	560.00	UT	7.00	7.00	75	2016	2016	3	75	2,940																																										
13	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300																																										
LAND DESCRIPTION										TOTAL OB/XF 6,642																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																	
REVIEW DATE 08/10/2023 BY JB Total Acres: 9.91 Total Land Value: 13,465 Market: 84,645 Agricultural: 3,965 Common: 9,500 PRINTED 05/13/2026 BY SYS																																																									