

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	17	MSNRY STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	08	SHT VINYL 10
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/MH CON	0% - 2024									

Heated Area: 1152 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	98,625
FCP	228	25		57	4,880
FOP	144	30		43	3,681
TOTALS	1,524			1,252	107,186

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0296	SHED METAL	0	0	8	80.00	UT	12.00	12.00	100	1993	1993	3	100	960	
3	0120	CLFENCE 4	0	0	0	150.00	UT	6.50	6.50	100	2009	2009	3	100	975	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023		

147 SW WREN CT, LAKE CITY MLU

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	0201	C	MOD HOME	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

TOTAL OB/XF		2,935																						
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		107,186	
TOTAL MARKET OB/XF VALUE		2,935	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		132,621	
SOH/AGL Deduction		0	
ASSESSED VALUE		132,621	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		132,621	
TOTAL JUST VALUE		132,621	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/329	7/28/2023	WD	Q	I	01	160,000
GRANTOR: MULLENS HOLDINGS, INC						
GRANTEE: TEIXEIRA AURORA MAR						
1496/324	7/28/2023	WD	U	I	11	100
GRANTOR: BAKER LISA A (FKA LIS						
GRANTEE: MULLENS HOLDINGS IN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S24 E14 FOP= S8 E18N8 W18\$ E34 N3 FCP= E12 N19 W12 S19\$ N21\$.