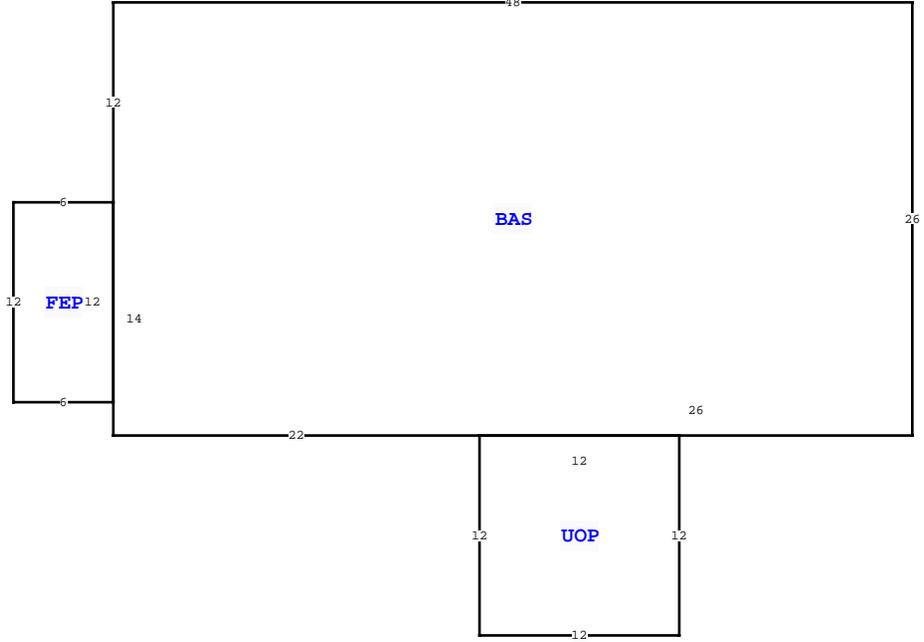


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	13	LAM/VNLPLK	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
FEP	72	85	
UOP	144	25	
TOTALS	1,464		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	2026	Heated Area: 1248			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,573
TOTAL MARKET OB/XF VALUE			13,416
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			130,989
SOH/AGL Deduction			0
ASSESSED VALUE			130,989
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			130,989
TOTAL JUST VALUE			130,989
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,078
SALE: 3:1: 2 ACRES NOT CONSISTENT WITH SALES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1276	4/28/2025	WD	Q	I	01	169,900
GRANTOR: NICHOLS PETER D						
GRANTEE: LIGHTBODY THOMAS W						
1535/599	3/08/2025	QC	U	I	11	0
GRANTOR: DEARBORN INC						
GRANTEE: NICHOLS PETER D						

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	0296	SHED METAL	0	0	14	12	168.00	UT	12.00	100	2004	2004	3	100	2,016	
2	0041	BARN, MACH	0	0	22	25	550.00	UT	8.00	100	2004	2004	3	100	4,400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	

BUILDING NOTES			
228 SW FREEMAN GLN, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W48 S12 FEP= W6 S12 E6 N12\$ S14 E22 UOP= S12 E12 N12 W12\$ E26 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000								