

COMM AT SE COR OF SE1/4, RUN W 2
 POB, CONT W 382.50 FT, N 289.54
 R/W, NE ALONG R/W 120.85 FT, N 1

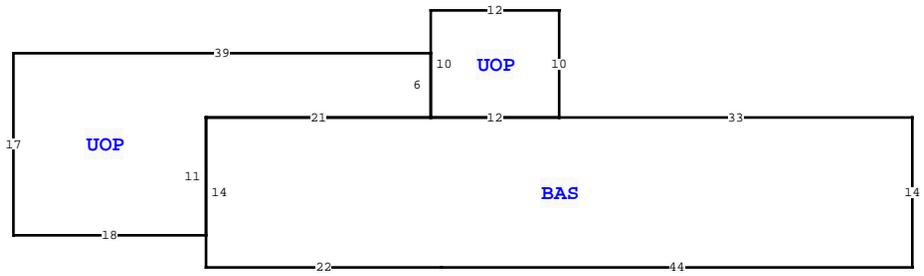
BOATRIGHT MARK C/BOATRRIGHT KAREN C
 512 NW DAVID DR
 LAKE CITY, FL 32055

2026

02-3S-16-01946-019


| ELEMENT | | CD | CONSTRUCTION |
|------------------|------------------|-------------|----------------|
| Exterior Wall | 03 | | BELOW AVG. 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 | 02 | | WINDOW 100 |
| Heating Type | 04 | | AIR DUCTED 100 |
| Bedrooms | | | 2 100 |
| 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 | 06 |
| NEIGHBORHOOD/LOC | 2316.0200 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 924 | 100 | |
| UOP | 120 | 25 | |
| UOP | 432 | 25 | |
| TOTALS | 1,476 | | 1,062 25,399 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|----------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | MOBILE HME | 100% | - 2007 | | 63,497 | 1984 | 1984 | 0 | 0 | 60.00 | 40.00 | Heated Area: 924 HX Base Yr 2007 | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 25,399 |
| TOTAL MARKET OB/XF VALUE | | | 12,488 |
| TOTAL LAND VALUE - MARKET | | | 38,880 |
| TOTAL MARKET VALUE | | | 76,767 |
| SOH/AGL Deduction | | | 27,073 |
| ASSESSED VALUE | | | 49,694 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 | |
| BASE TAXABLE VALUE | | | 24,694 |
| TOTAL JUST VALUE | | | 76,767 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 75,556 |
| XFOB:1:1: SHELBY M H | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| | | | |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1049/0710 | 3/06/2005 | WD | Q | I | 01 | 100 |
| GRANTOR: ANDREW & LYNN TAYLOR | | | | | | |
| GRANTEE: MARK & KAREN BOATRI | | | | | | |
| 0709/0806 | 12/18/1989 | AG | U | I | | 0 |
| GRANTOR: BENNY BATTLE | | | | | | |
| GRANTEE: ANDREW TAYLOR | | | | | | |

| 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 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 200 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 18 | 24 | UT | 432.00 | 12.00 | 75 | 2009 | 2009 | 3 | 75 | 3,888 | |

| 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 | | RSF/MH | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 18,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 2.32 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 20,880 | | | | | | | |

| REVIEW DATE 05/08/2023 BY JB | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|--|--|--|--|--------------------------|--|--|--|--|-----------|--|--|--|--|-----------------|--|--|--|--|----------------|--|--|--|--|
| Total Acres: 4.32 | | | | | Total Land Value: 38,880 | | | | | Market: 0 | | | | | Agricultural: 0 | | | | | Common: 38,880 | | | | |