



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	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		1	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
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	672	100	
UST	168	45	
TOTALS	840		748

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2021									Heated Area: 672 HX Base Yr	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	13,195
UST	168	45	76	1,492

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	14,688		
TOTAL MARKET OB/XF VALUE	35,200		
TOTAL LAND VALUE - MARKET	26,000		
TOTAL MARKET VALUE	75,888		
SOH/AGL Deduction	5,240		
ASSESSED VALUE	70,648		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	70,648		
TOTAL JUST VALUE	75,888		
NCON VALUE	28,100		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	47,788		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052042	Storage Building	14,800	01/10/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/2038	10/16/2020	WD	U	I	11	100
GRANTOR: WANDA H FLANAGAN & KR						
GRANTEE: ISMAEL MENDOZA & DE						
1413/1852	6/12/2020	WD	U	I	11	100
GRANTOR: WANDA H FLANAGAN						
GRANTEE: WANDA H FLANAGAN &						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN, MT	0	0	30	60	1,800.00	UT	15.00	15.00	100	2026	2025		100	27,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
6	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

TOTAL OB/XF														35,200			
195 NW FLAMINGO GLN, LAKE CITY																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W29 UST= N12 W14 S12 E14\$ W27 S12 E56 N12\$.													

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		RSF/MR	82.00	310.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000										