COMM NW COR OF NE1/4 OF SE1/4
THENCE S 309.39 FT TO POB,
CONT S 337.54 FT, E 646 FT,

TATUM RICKY A SR
160 SW ORCHARD CT
LAKE CITY, FL 32024

2027

02-4S-15-00331-004

BUILDING CHARACTERISTICS

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 90
Interior Floo	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
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

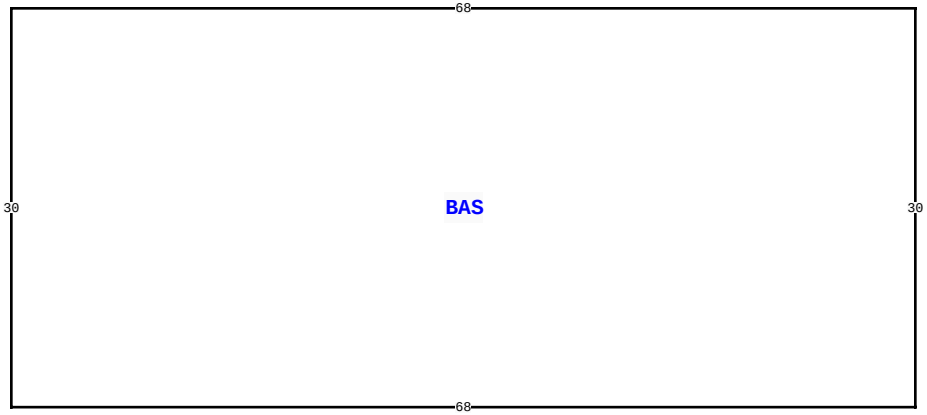
NEIGHBORHOOD/LOC 2415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	120,941
TOTALS	2,040			2,040	120,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	115.9000	107.79	219,892	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 2040 HX Base Yr 2025



224 SW ORCHARD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	900.00	900.00	50	2005	2005	3	50	450	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800	
9	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,375	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,941
TOTAL MARKET OB/XF VALUE		18,225
TOTAL LAND VALUE - MARKET		48,048
TOTAL MARKET VALUE		187,214
SOH/AGL Deduction		7,883
ASSESSED VALUE		179,331
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		77,920
TOTAL JUST VALUE		187,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/1146	5/08/2017	QC	U	I	11	100
GRANTOR: CONNIE N & RICHARD A						
GRANTEE: RICKY A TATUM SR						
1029/0633	10/28/2004	WD	Q	V		29,000
GRANTOR: LEE R & VELMA C PERRY						
GRANTEE: CONNIE N & RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 18,025

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		A-1	0.00	0.00	5.01	AC		1.00	1.00	0.80	12,000.00	9,600.00	48,048							

REVIEW DATE 08/09/2023 BY JB Total Acres: 5.01 Total Land Value: 48,048 Market: 0 Agricultural: 0 Common: 48,048 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NE1/4 OF SE1/4
THENCE S 309.39 FT TO POB,
CONT S 337.54 FT, E 646 FT,

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2027

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NEIGHBORHOOD/LOC	2415.00	1.00/	

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MARKET ADJUSTMENTS

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

TOTAL OB/XF 200

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/09/2023 BY JB Total Acres: 5.01 Total Land Value: 48,048 Market: 0 Agricultural: 0 Common: 48,048 PRINTED 11/17/2026 BY SYS