

COMM SE COR OF NE1/4 OF SE1/4,
W 565.35 FT ALONG S LINE TO
C/L SR-100, RUN NW 472 FT, NE

CHAMPION HOME BUILDERS INC
PO BOX 2097
LAKE CITY, FL 32056

2026

02-4S-17-07483-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	31	VINYL SID	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		13	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	03	03	
DOR CODE	4100 LIGHT MANUFACTURE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	560	100	
BAS	640	100	
BAS	648	100	
BAS	648	100	
BAS	1,404	100	
BAS	1,962	100	
BAS	3,510	100	
FOP	40	30	
TOTALS	9,412		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	OFFICE LOW	0%	- 0																					
Heated Area: 9372 HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			596,745
TOTAL MARKET OB/XF VALUE			96,098
TOTAL LAND VALUE - MARKET			141,680
TOTAL MARKET VALUE			834,523
SOH/AGL Deduction			0
ASSESSED VALUE			834,523
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			834,523
TOTAL JUST VALUE			834,523
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			799,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046354	Roof Replacement	340,800	01/24/2023
35467	PUMP/UTPOL	50	06/21/2017
13018	COMMERCIAL	125	09/03/1997
12291	M H	125	03/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1191/1233	3/19/2010	QC	U	I	11	100,000
GRANTOR: HOMES OF MERIT INC						
GRANTEE: CHAMPION HOME BUILD						
0545/0533	8/01/1984	WD	Q	V		35,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0260	PAVEMENT-A	0	0	0	0	164,300.00	UT	0.63	0.63	50	0
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	13,865.00	13,865.00	50	0
4	0041	BARN, MACH	0	0	16	200	3,200.00	UT	7.00	7.00	50	0
5	0041	BARN, MACH	0	0	50	80	3,200.00	UT	7.00	7.00	50	0
6	0041	BARN, MACH	0	0	20	119	2,380.00	UT	7.00	7.00	50	0
7	0030	BARN, MT	0	0	27	48	1,296.00	UT	10.00	10.00	50	0

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 S9 W34 N9 W27 S48 BAS= S24 E27 N24 W27\$ E27 N12E12 FOP= S4 E10 N4 W10\$ E22 S12 BAS= S24 E27 N24 W27\$ E27N13 BAS= E3 S37 E27 N72 W27 S29 W3 S6\$ N35\$ PTR= N15 BAS= W52 N27 E52 PTR= E10 BAS= E40 PTR= E10 BAS= E40 S16 W40 N16 \$ W10 \$ S14 W40 N14 \$ W10 \$ S27 \$ S15 \$.	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	4200	C	HEAVY MFG	0		I	0.00	0.00	10.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	141,680								

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ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		20 100	
Frame	05	STEEL 100	
Story Height		20 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	01	01 100	
Quality	03	03	
DOR CODE	4100 LIGHT MANUFACTURE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	700	150	
AOF	1,050	150	
BAS	60,000	100	
CAN	540	30	
CAN	1,050	30	
CAN	1,750	30	
CAN	1,800	30	
CAN	3,000	30	
CAN	3,850	30	
SFB	8,250	80	
TOTALS	83,940		73,797 482,485

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8000	06	73,797	72.6545	32.69	2,412,424	1985	1985	0	35	0	50.00	20.00	
2 MANUF LGHT 0% - 0 Heated Area: 70000 HX Base Yr													

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

LAND DESCRIPTION														TOTAL OB/XF											
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GRANTOR: HOMES OF MERIT INC						
GRANTEE: CHAMPION HOME BUILT						
0545/0533	8/01/1984	WD	Q	V		35,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W200CAN= W14 S125 E14 N125S125 UST= W14 S25 E14 N25\$ S25 AOF= W14 S50 E14 N50\$ S50 CAN= W14 S75 E14 N75\$ S100 E200 UST= S16 W100 N16 E100\$ CAN= E14 N275 W14 S275N300\$ CAN= N9 W200S9 E200\$ PTR=E50 AOF= N14 E75 S14 W75\$W50\$ PTR=N60 CAN= W60 N9 E60S9\$ S60\$ PTR=N90 SFB= E150 N55 W150 CAN= E150 N20 W150 S20\$ S55 \$ S90\$.	