



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	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		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,701	100	
FOP	176	35	
FSP	360	40	
TOTALS	2,237		

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%	- 0							

Heated Area: 1701 HX Base Yr

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		127,865		
TOTAL MARKET OB/XF VALUE		10,400		
TOTAL LAND VALUE - MARKET		22,000		
TOTAL MARKET VALUE		160,265		
SOH/AGL Deduction		10,124		
ASSESSED VALUE		150,141		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		150,141		
TOTAL JUST VALUE		160,265		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		153,265		

SALE:1:1: LOT 5 BLOCK A OLUSTEE CREEK ESTATES UNIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23481	M H	0	08/10/2005
21098	M H	125	09/23/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/0393	10/31/2018	WD	Q	I	01	105,000
GRANTOR: LINDA EARLEANE CALDWE						
GRANTEE: DEAN C & DONNA NICH						
1228/1035	1/18/2012	WD	Q	I	01	85,000
GRANTOR: DAVID & ELLEN BOZOTI						
GRANTEE: LINDA S CALDWELL						

EXTRA FEATURES		964 SE STATE ROAD 238 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0060	CARPORT F	0 0
2	0294	SHED WOOD/	0 0
3	9945	Well/Sept	0 0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	MLU	

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	0060	CARPORT F	0	0	18	20		360.00	UT	2.50			100	2017	2017	3	100	900	
2	0294	SHED WOOD/	0	0	0	0		1.00	UT	0.00			100	2011	2011	3	100	2,500	
3	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00			100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 FSP= N12 W30 S12 E30\$ W40 S27 E16 FOP= S8 E22 N8 W22\$ E47 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF										10,400				
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	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							