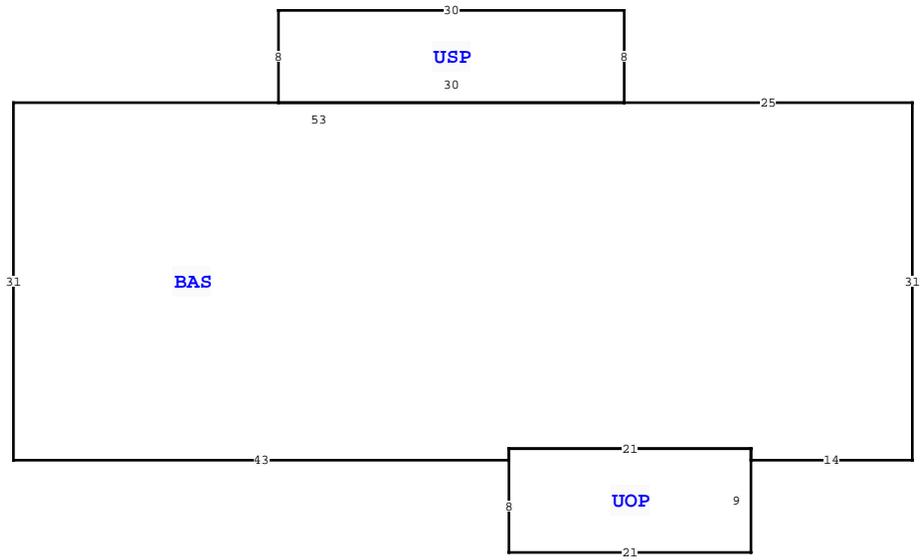


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	3416.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100		2,397	143,634
UOP	189	25		47	2,817
USP	240	35		84	5,034
TOTALS	2,826			2,528	151,484

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,528	115.9000	108.95	275,426	1999	1999	0	0	45.00	55.00	
2 MANUF 1 0% - 2024 Heated Area: 2397 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			151,484
TOTAL MARKET OB/XF VALUE			5,545
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			185,029
SOH/AGL Deduction			0
ASSESSED VALUE			185,029
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			185,029
TOTAL JUST VALUE			185,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054546	Storage Building	12,591	11/21/2025
000054511	Right-of-Way Acce		11/18/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/175	3/24/2023	WD	Q	I	01	199,900
GRANTOR: HODGE RAY						
GRANTEE: STYER PETER C						
0978/2527	3/06/2003	WD	Q	I	03	64,000
GRANTOR: PLEDGED PROPERTY						
GRANTEE: RAY & LINNIE R HODG						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1,080.00	UT	1.50	1.50	100	1999	1999	3	100	1,620	
3	0070	CARPORT UF	0	0	18	450.00	UT	2.50	2.50	100	2007	2007	3	100	1,125	
4	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
5	0169	FENCE/WOOD	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

TOTAL OB/XF													5,545			
193 SW WHITETAIL CIR, LAKE CITY																
BLD DATE														LGL DATE	05/09/2025	MLU
XF DATE														LAND DATE		
INC DATE														AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 USP= N8 W30 S8 E30\$ W53 S31 E43 UOP= S8E21 N9 W21 S1\$ N1 E21 S1 E14 N31\$.	

LAND DESCRIPTION																								
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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							