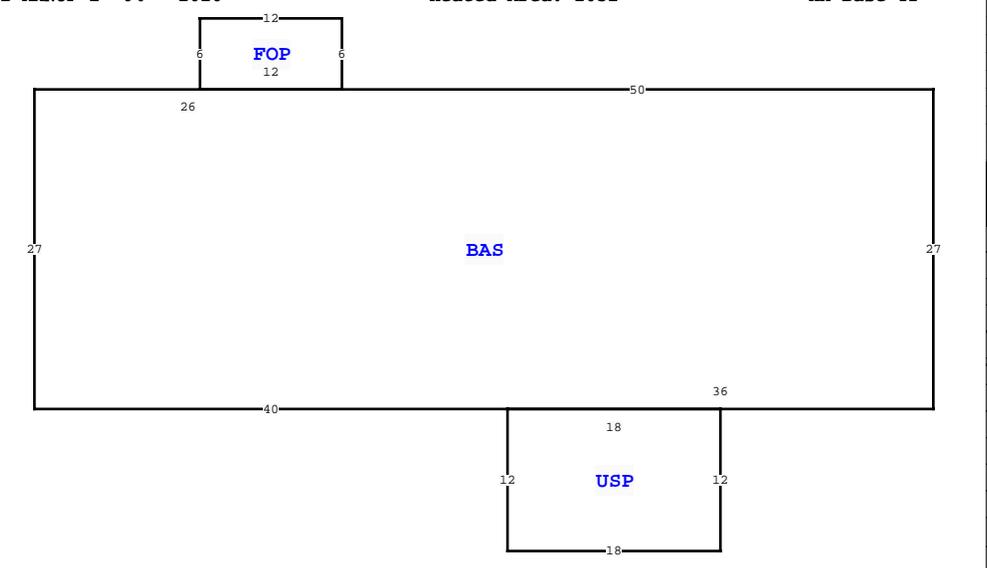


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Stories	1. 1. 100
Architactual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	2,153	118.8000	111.67	240,426	1999	2010	0	0	0	35.00	65.00		
1 MANUF 1 0% - 2026 Heated Area: 2052 HX Base Yr														



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	2,052	100		2,052	148,946
FOP	72	35		25	1,815
USP	216	35		76	5,517
TOTALS	2,340			2,153	156,277

523 SW WHITETAIL CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

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	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	0	3	24	72.00	UT	2.00	2.00	100	2004	2004	3	100	144	
3	0060	CARPORT F	0	0	18	30	540.00	UT	5.00	5.00	100	2007	2007	3	100	2,700	
4	0296	SHED METAL	0	0	10	12	120.00	UT	12.00	12.00	50	2007	2007	3	50	720	
5	0166	CONC, PAVMT	0	0	12	57	684.00	UT	2.00	2.00	100	2007	2007	3	100	1,368	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		156,277		
TOTAL MARKET OB/XF VALUE		7,632		
TOTAL LAND VALUE - MARKET		25,000		
TOTAL MARKET VALUE		188,909		
SOH/AGL Deduction		0		
ASSESSED VALUE		188,909		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		188,909		
TOTAL JUST VALUE		188,909		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		164,866		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052943	Roof Replacement	14,704	04/28/2025
21434	M H	411	01/21/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2014	5/30/2025	WD Q	Q	I	01	235,000
GRANTOR: RUBY JASSEN						
GRANTEE: COLINDRES EDDRAS JO						
1459/2338	2/15/2022	WD Q	Q	I	01	159,000
GRANTOR: KAVANAGH KATHRYN ANN						
GRANTEE: RUBY JASSEN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W50 FOP= N6 W12 S6 E12\$ W26 S27 E40 USP= S12 E18 N12 W18\$ E36 N27\$.

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							