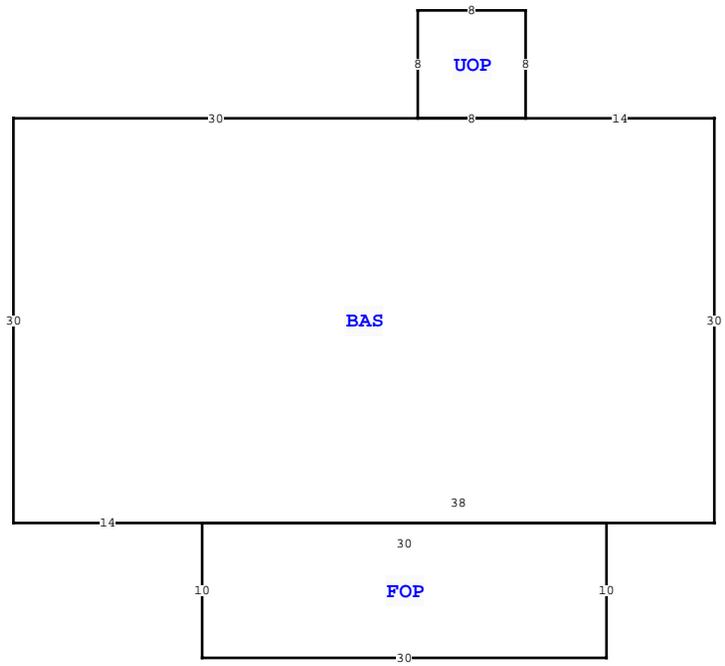


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	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
BAS	1,560	100	
FOP	300	35	
UOP	64	25	
TOTALS	1,924		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2019								
					Heated Area: 1560			HX Base Yr 2019				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		162,533	
TOTAL MARKET OB/XF VALUE		7,640	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		198,173	
SOH/AGL Deduction		84,322	
ASSESSED VALUE		113,851	
TOTAL EXEMPTION VALUE	HX HB WR SX	106,411	
BASE TAXABLE VALUE		7,440	
TOTAL JUST VALUE		198,173	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,830	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046283	Solar Power Syste	33,316	01/17/2023
000042244	Remodel	1,000	06/30/2021
000041806	Roof Replacement	7,931	04/27/2021
22728	M H	393	01/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1955	11/29/2018	WD	Q	I	01	126,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: PATRICK ROURKE & WE						
1040/0603	3/07/2005	WD	Q	V		272,000
GRANTOR: MUSGROVE						
GRANTEE: FREEDOM MOBILE HOME						

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	0166	CONC, PAVMT	0	100	0	0			936.00	UT	2.50				2,340	
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	2,200.00				2,200	
3	0120	CLFENCE 4	0	100	0	0			1.00	UT	2,000.00				2,000	
4	0060	CARPORT F	0	100	0	0			1.00	UT	1,100.00				1,100	

TOTAL OB/XF													7,640
121 SW NATHAN CT, LAKE CITY													
BLD DATE		LGL DATE		05/09/2025		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 S30 E14 FOP= S10 E30 N10 W30\$ E38 N30 W14 UOP= N8 W8 S8 E8\$ W8\$.												

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000								