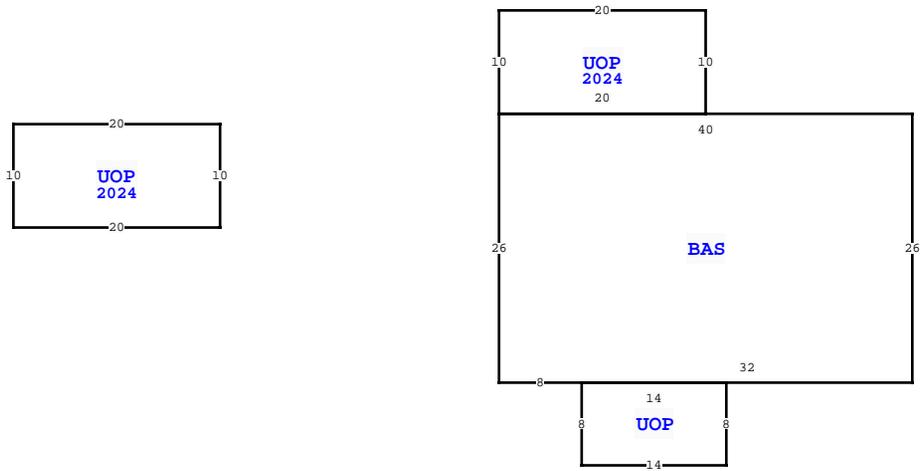


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	02 02 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,168	97.3845	61.35	71,657	2013	2013	0	0	10	26.00	64.00
1 MOBILE HME 0% - 0 Heated Area: 1040 HX Base Yr												



Quality	04 04				
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	1,040	100		1,040	40,835
UOP	112	25		28	1,100
UOP	200	25	2024	50	1,964
UOP	200	25	2024	50	1,964
TOTALS	1,552			1,168	45,860

347 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	0166	CONC, PAVMT	0	0	0	0	444.00	UT	2.00	2.00	100	2013	2013	3	100	888	
2	0060	CARPORT F	0	0	18	20	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,260	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	700.00	700.00	100	2024	2023		100	700	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
6	0081	DECKING WI	0	0	10	20	1.00	UT	1,400.00	1,400.00	100	2024	2023		100	1,400	

TOTAL OB/XF 8,048

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	25,000.00	25,000.00	25,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			45,860
TOTAL MARKET OB/XF VALUE			8,048
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			78,908
SOH/AGL Deduction			0
ASSESSED VALUE			78,908
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,908
TOTAL JUST VALUE			78,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			78,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31132	M H	492	06/12/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2152	8/24/2022	WD	U	I	11	100
GRANTOR: CARAND INC						
GRANTEE: WELSH FAMILY REVOCA						
1432/1295	1/28/2021	LE	P	I	98	100
GRANTOR: WELSH RANDALL J						
GRANTEE: WELSH RANDALL J						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W40 S26 E8 E32 N26 \$
UOP=[YR=2024;ORIG=-87,1] E20 S10 W20 N10 \$
UOP=[ORIG=-32,26] S8 E14 N8 W14 \$
UOP=[YR=2024;ORIG=-40,-10] E20 S10 W20 N10 \$