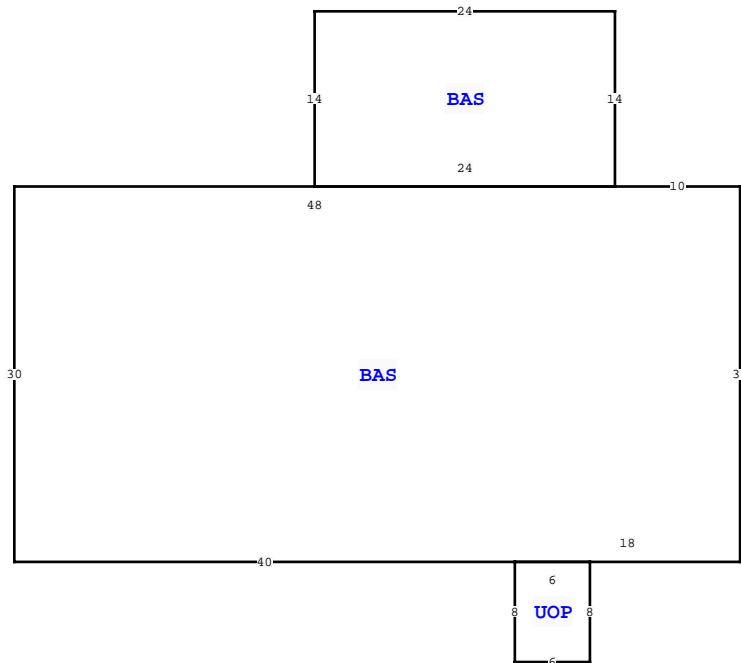


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual Units	01 CONV 100
Condition Adj	04 04 100
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		
2023	02	2,088	126.2800	126.28	263,673	2006	2010	0	0	35.00	65.00		
1 MANUF 3 100% - 2023 Heated Area: 2076 HX Base Yr 2023													



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	336	100		336	27,580
BAS	1,740	100		1,740	142,823
UOP	48	25		12	985
TOTALS	2,124			2,088	171,387

174 SW HUCKLEBERRY CT, 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	100	0	1,530.00	UT	2.00	2.00	100	2006	2006	3	100	3,060	
2	0081	DECKING WI	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			171,387	
TOTAL MARKET OB/XF VALUE			3,460	
TOTAL LAND VALUE - MARKET			25,000	
TOTAL MARKET VALUE			199,847	
SOH/AGL Deduction			0	
ASSESSED VALUE			199,847	
TOTAL EXEMPTION VALUE	SX HX HB WX		106,411	
BASE TAXABLE VALUE			93,436	
TOTAL JUST VALUE			199,847	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			213,138	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052576	Roof Replacement	10,750	03/13/2025
23969	M H	482	12/16/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/653	11/30/2022	WD Q	Q	I	01	205,000
GRANTOR: GRINSTEAD CHRISTOPHER						
GRANTEE: EVANS KIMBERLY A						
1460/74	1/25/2022	WD Q	Q	I	01	189,900
GRANTOR: HUCKLEBERRY CT SW LAN						
GRANTEE: GRINSTEAD CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W10 BAS= N14 W24 S14 E24\$ W48 S30 E40 UOP= S8 E6 N8 W6\$E18 N30\$.

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	25,000.00	25,000.00	25,000							