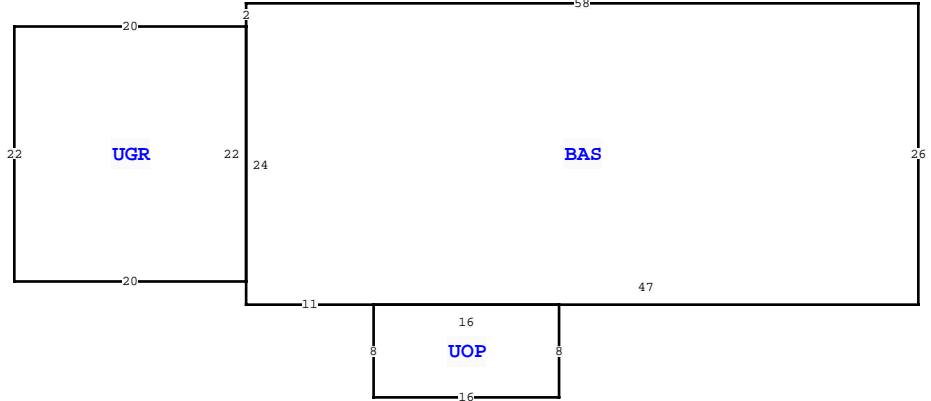


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Quality	05	05			
DOR CODE	0201MODULAR 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	1,508	100		1,508	87,162
UGR	440	45		198	11,444
UOP	128	20		26	1,503
TOTALS	2,076			1,732	100,109

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MODULAR	1	100%	- 2011								
			Heated Area: 1508			HX Base Yr 2011						



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		100,109
TOTAL MARKET OB/XF VALUE		3,778
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		128,887
SOH/AGL Deduction		24,144
ASSESSED VALUE		104,743
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,332
TOTAL JUST VALUE		128,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052136	Roof Replacement	10,500	01/24/2025
253000	SFR	300	12/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/1651	12/16/2010	WD	U	I	12	128,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: PAUL J JR & ANGELA						
1040/0603	3/07/2005	WD	Q	V	02	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	0		3.00	60	2007	2007	3	60	2,578	
2	0169	FENCE/WOOD	0	100	0	0	0		0.00	100	2014	2014	3	100	1,200	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W58 S2 UGR= W20 S22 E20 N22\$ S24 E11 UOP= S8E16 N8 W16\$ E47 N26\$.												

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	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							