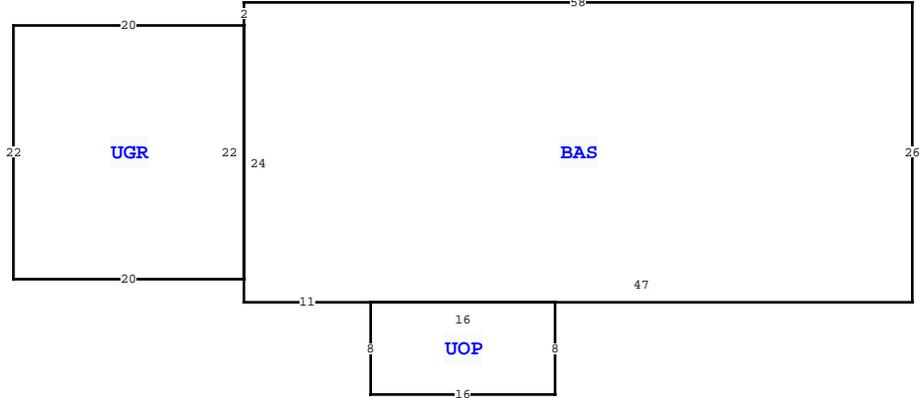


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2010	01	1,732	111.8000	106.21	183,956	2007	2007	0	0	45.00	55.00		
1 MODULAR 1 100% - 2011 Heated Area: 1508 HX Base Yr 2011													



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	88,091
UGR	440	45		198	11,567
UOP	128	20		26	1,519
TOTALS	2,076			1,732	101,176

500 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	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	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			101,176
TOTAL MARKET OB/XF VALUE			3,778
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			129,954
SOH/AGL Deduction			25,211
ASSESSED VALUE			104,743
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			53,332
TOTAL JUST VALUE			129,954
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						

BUILDING NOTES													

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

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	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							