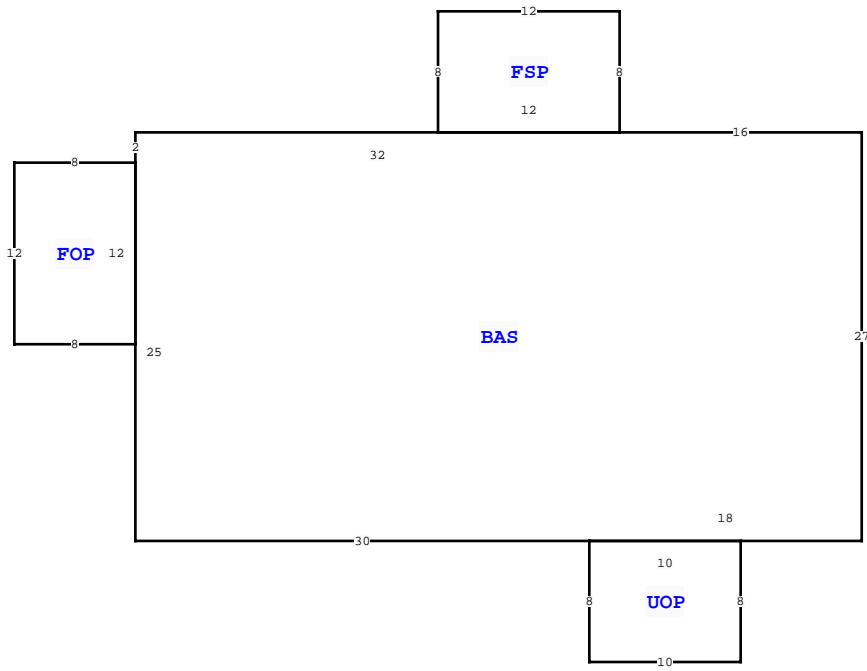




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	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		
20201	02	1,388	113.9000	107.07	148,613	1997	1997	0	0	45.00	55.00		
1 MANUF 1 0% - 2024 Heated Area: 1296 HX Base Yr													



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	3416.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
FOP	96	35		34	2,002
FSP	96	40		38	2,238
UOP	80	25		20	1,178
TOTALS	1,568			1,388	81,737

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			81,737	
TOTAL MARKET OB/XF VALUE			32,492	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			136,729	
SOH/AGL Deduction			0	
ASSESSED VALUE			136,729	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			136,729	
TOTAL JUST VALUE			136,729	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			132,729	

LAND:1:1: .50 AC  
PRMT:1:1: WINCHESTER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055086	Roof Replacement	14,442	02/23/2026
11475	M H	125	08/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1110	11/17/2023	WD	Q	I	01	135,000
GRANTOR: CAVADAS WHITNEY						
GRANTEE: ROUST ANTHONY						
1360/1709	5/15/2018	WD	Q	I	01	65,000
GRANTOR: H NIMS, C JONES, P WIN						
GRANTEE: WHITNEY CAVADAS						

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	0060	CARPOT F	0	0	20	20	400.00	UT	5.00	5.00	100	1996	1996	3	100	2,000	
2	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	100	1996	1996	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	12	20	240.00	UT	2.00	2.00	40	1996	1996	3	40	192	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
7	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	8,000	
8	0030	BARN,MT	0	0	26	30	1.00	UT	11,700.00	11,700.00	100	2024	2023		100	11,700	

248 SW ALOE CT, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 FSP= N8 W12 S8 E12\$ W32 S2 FOP= W8 S12 E8 N12\$ S25 E30 UOP= S8 E10 N8 W10\$ E18 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF										32,492				
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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500											