

MARKET ADJUSTMENTS

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	04	PLYWOOD	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		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	3417.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	26,806
FSP	240	40		96	2,383
TOTALS	1,320			1,176	29,188

1 MOBILE HME 100% - 2012 Heated Area: 1080 HX Base Yr 2012

175 SE RACHEL WAY, LAKE CITY

BLD DATE	LGL DATE
XF DATE	04/14/2026 MLU
INC DATE	AG DATE

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		29,188
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		53,238
SOH/AGL Deduction		28,175
ASSESSED VALUE		25,063
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		63
TOTAL JUST VALUE		53,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1197/0454	6/30/2010	WD	Q	I	01	26,300
GRANTOR: KAREN A COLLINS						
GRANTEE: ASHLEY GEIGER						
1162/1627	11/19/2008	WD	Q	I	01	48,500
GRANTOR: RON ADKINS						
GRANTEE: KAREN A COLLINS						

EXTRA FEATURES														TOTAL OB/XF		
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	0070	CARPORT UF	0	100	14	20	1.00	UT	0.00	100	0	0	3	100	450	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	600	
TOTAL OB/XF 1,550																

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W40 S27 E3 FSP= S10 E24N10 W24\$ E37 N27\$.	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							