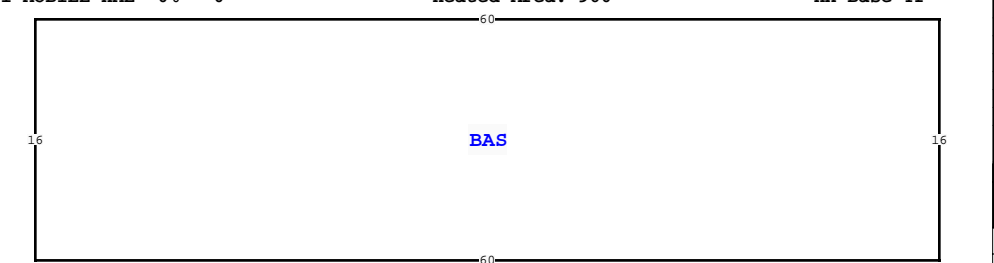


MARKET ADJUSTMENTS

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

ELEMENT	CD	CONSTRUCTION
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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	960	112.9000	67.74	65,030	1997	1996	0	0	60.00	40.00



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	960	100		960	26,012
TOTALS	960			960	26,012

215 SE RACHEL WAY, LAKE CITY

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

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	0294	SHED WOOD/	0	0	8	10	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
2	0070	CARPORT UF	0	0	20	21	420.00	UT	1.50	1.50	60	1996	1996	3	60	378	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	0	0	0	600.00	UT	2.50	2.50	100	1996	1996	3	100	1,500	

TOTAL OB/XF 5,378

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

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		26,012
TOTAL MARKET OB/XF VALUE		5,378
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		53,890
SOH/AGL Deduction		10,973
ASSESSED VALUE		42,917
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		42,917
TOTAL JUST VALUE		53,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,890

XFOB:1:1: ALTA SINGLE-WIDE ON DEED ORB 748-1717 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11843	M H	125	11/08/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0966/1284	10/28/2002	QC	U	I		15,000
GRANTOR: WILLIAM L SHEEN						
GRANTEE: ANNMARIE SHEEN						
0894/0825	12/22/1999	WD	Q	I		35,000
GRANTOR: E BILLINGTON						
GRANTEE: WILLIAM & ANNMARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S16 E60 N16\$.