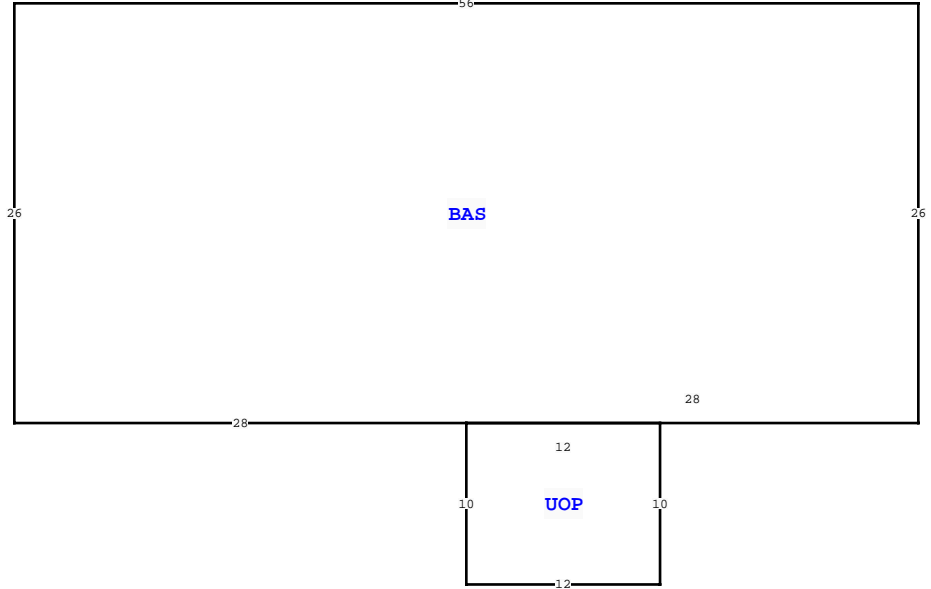


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	13 LAM/VNLPLK 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
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	1,456	100		1,456	88,224
UOP	120	25		30	1,818
TOTALS	1,576			1,486	90,042

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2021		163,713	1985	1985	0	0	45.00	55.00
				Heated Area: 1456			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			90,042
TOTAL MARKET OB/XF VALUE			3,300
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			115,842
SOH/AGL Deduction			50,388
ASSESSED VALUE			65,454
TOTAL EXEMPTION VALUE	HX HB		40,454
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			115,842
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,842
XFOB:1:1: SAND MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/0465	3/13/2020	WD	Q	I	01	59,900
GRANTOR: JAY S DAVIS						
GRANTEE: KEVIN A LITTLE						
1226/1050	11/25/2011	WD	U	I	12	9,000
GRANTOR: DEUTSCHE BANK TRUST C						
GRANTEE: JAY S DAVIS						

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	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2004	2004	3	100	300	
2	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	

TOTALS		BLD DATE		LGL DATE	
174 SE OPAL WAY, LAKE CITY				04/14/2026 MLU	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S26 E28 UOP= S10 E12 N10 W12 S E28 N26 S.

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							