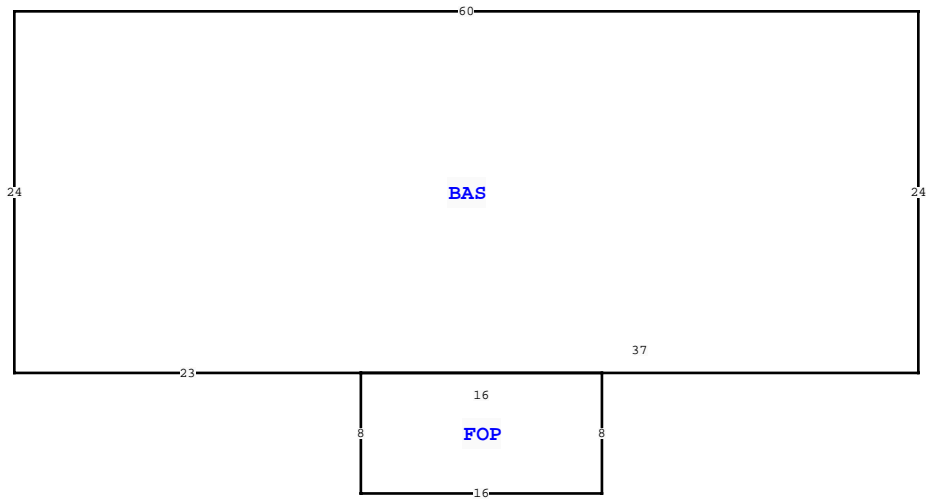




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architctual	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
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	1,440	100		1,440	96,342
FOP	128	35		45	3,011
TOTALS	1,568			1,485	99,353

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0202	02	1,485	106.1100	102.93	152,851	1986	2010		0	0	35.00	65.00
1 MANUF 2 100% - 2024 Heated Area: 1440 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		99,353	
TOTAL MARKET OB/XF VALUE		3,350	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		125,203	
SOH/AGL Deduction		0	
ASSESSED VALUE		125,203	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		73,792	
TOTAL JUST VALUE		125,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14799	M H	125	12/14/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/365	6/16/2023	WD	Q	I	01	151,000
GRANTOR: HARRIS LARRY						
GRANTEE: MURRAY TANGELA ELAI						
1337/2607	5/31/2017	WD	U	I	12	18,100
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: LARRY HARRIS						

EXTRA FEATURES		195 SE OPAL WAY, LAKE CITY	
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	0296	SHED METAL	0 100 0 0 1.00 UT 300.00 300.00 50 1998 1998 3 50 150
2	0120	CLFENCE	4 0 100 0 0 1.00 UT 0.00 0.00 100 1998 1998 3 100 200
3	9947	Septic	0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S24 E23 FOP= S8 E16 N8 W16\$ E37 N24\$.												

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								