



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	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
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
BAS	1,680	100	
FSP	96	40	
UEP	24	70	
UEP	128	70	
TOTALS	1,928		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,825	115.9000	69.54	126,910	1983	1983	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1680 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			50,764
TOTAL MARKET OB/XF VALUE			6,200
TOTAL LAND VALUE - MARKET			33,300
TOTAL MARKET VALUE			90,264
SOH/AGL Deduction			13,877
ASSESSED VALUE			76,387
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			76,387
TOTAL JUST VALUE			90,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/1903	2/17/2017	WD	U	I	37	20,000
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: MICHAEL DANT						
1331/1805	2/09/2017	WD	U	I	18	8,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: FADER ENTERPRISES L						

EXTRA FEATURES		223 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	0190	FPLC PF	0	0	8	12	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
TOTAL OB/XF 6,200																	

LAND DESCRIPTION		TOTAL OB/XF 6,200																						
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	2.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	33,300							