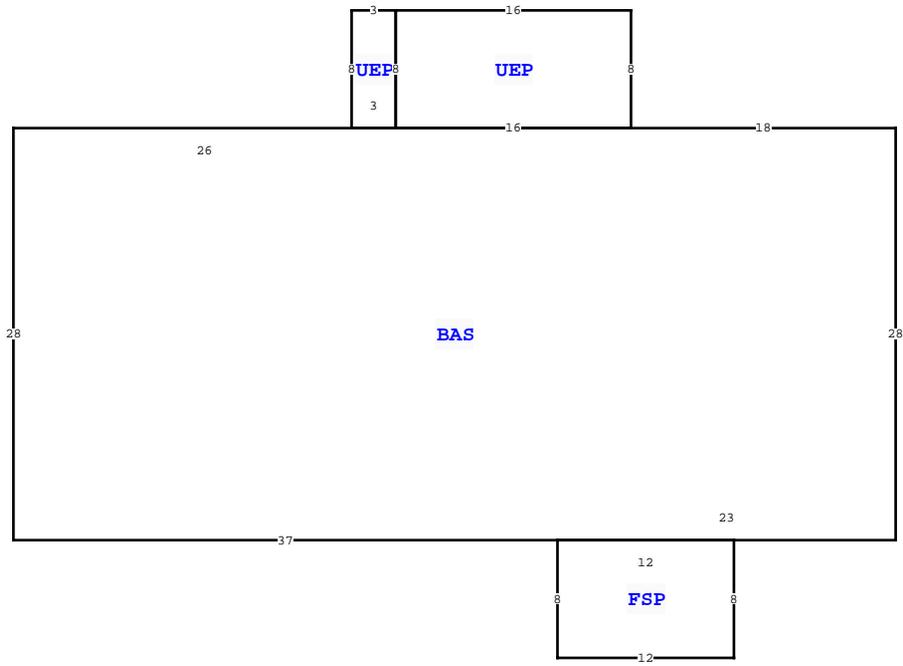


2026

03-4S-17-07570-056

BUILDING CHARACTERISTICS	
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

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													



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	1,680	100		1,680	46,731
FSP	96	40		38	1,057
UEP	24	70		17	473
UEP	128	70		90	2,504
TOTALS	1,928			1,825	50,764

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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		0	
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	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	

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							