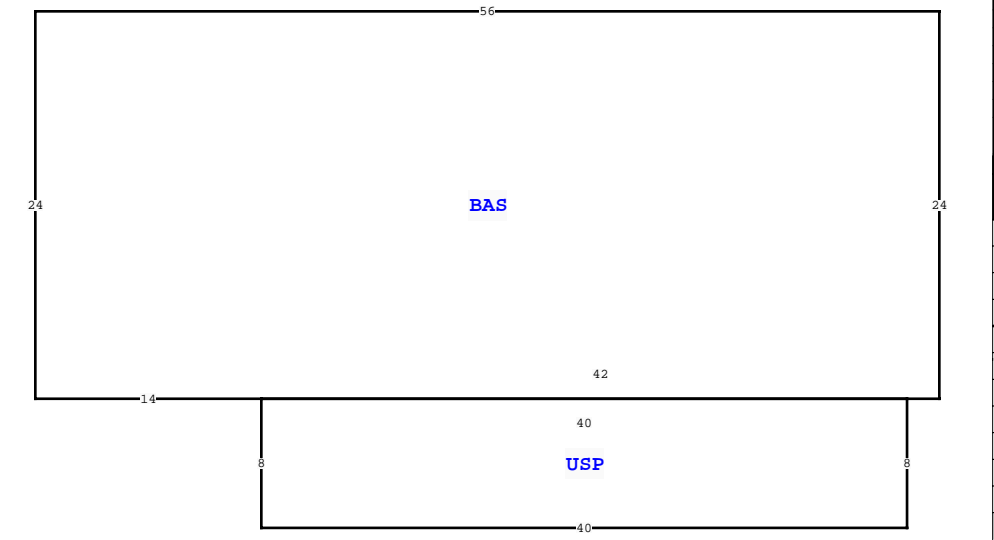


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
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	1,456	117.9000	70.74	102,997	1986	1990	0	0	60.00	40.00	



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	06				
NEIGHBORHOOD/LOC	3417.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	38,030
USP	320	35		112	3,169
TOTALS	1,664			1,456	41,199

251 SE SCARLETT WAY, LAKE CITY

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

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0266	PRCH,FEP	0	0	10	12	1.00	UT	2,500.00	2,500.00	25	0	0	3	25	625	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION TOTAL OB/XF 6,725

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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Valuation Summary	Tax Dist:	
BUILDING MARKET VALUE		41,199	
TOTAL MARKET OB/XF VALUE		6,725	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		70,424	
SOH/AGL Deduction		14,063	
ASSESSED VALUE		56,361	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		56,361	
TOTAL JUST VALUE		70,424	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		66,424	
XF0B:1:1: CHADWICK ID#GAFL2AG3005 & GAFL2BG3005 -			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/2421	5/27/2016	WD Q	Q	I	01	40,000
GRANTOR: RONALD & LISA ARDEN H						
GRANTEE: ARTURO & HEIDY VAZQ						
1220/2290	9/05/2011	WD U	U	I	12	16,300
GRANTOR: LD REAL ESTATE INVEST						
GRANTEE: RONALD HASTINGS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S24 E14 USP= S8E40 N8 W40S E42 N24S.	