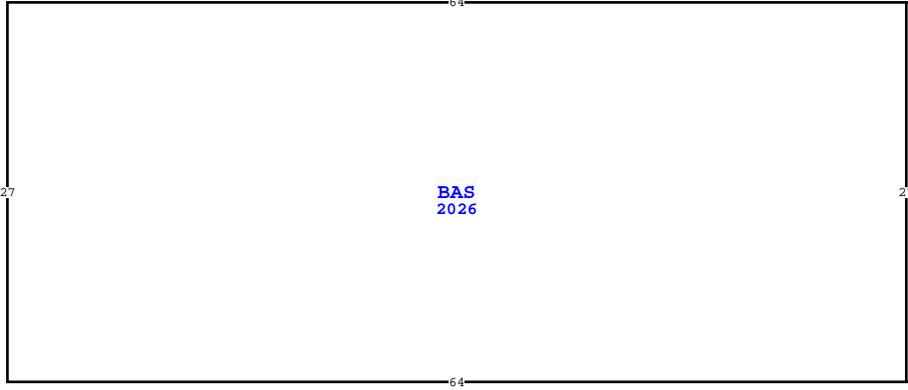




ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	1,728	113.0000	67.80	117,158	2024	2024	0	0	2.00	98.00		
2 MOBILE HME 0% - 2026 Heated Area: 1728 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	1,728	100	2026	1,728	114,815
TOTALS	1,728			1,728	114,815

168 SE FAYE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			114,815
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			136,315
SOH/AGL Deduction			0
ASSESSED VALUE			136,315
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			136,315
TOTAL JUST VALUE			136,315
NCON VALUE			114,815
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			26,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053085	Mobile Home		05/12/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/277	9/24/2025	WD Q	Q	I	01	205,000
GRANTOR: HOMETOWN INVESTORS LL						
GRANTEE: FREEMAN STEVEN						
1532/774	1/30/2025	WD Q	Q	I	01	40,000
GRANTOR: HARPER SPENCER						
GRANTEE: HOMETOWN INVESTORS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=14,14] E64 S27 W64 N27 \$