



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
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		
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

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						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; right: 0;">64</span> <span style="position: absolute; bottom: 0; right: 0;">64</span> <span style="position: absolute; left: 0; bottom: 0;">27</span> <span style="position: absolute; left: 0; top: 0;">27</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2026</p> </div> </div>												
168 SE FAYE LN, LAKE CITY				BLD DATE		LGL DATE		04/14/2026	MLU			
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		114,815	
TOTAL MARKET OB/XF VALUE		3,000	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		140,315	
SOH/AGL Deduction		0	
ASSESSED VALUE		140,315	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		140,315	
TOTAL JUST VALUE		140,315	
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						

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

TOTAL OB/XF													3,000
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LAND DESCRIPTION																								
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							

TOTAL OB/XF													3,000
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BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=14,14] E64 S27 W64 N27 \$												