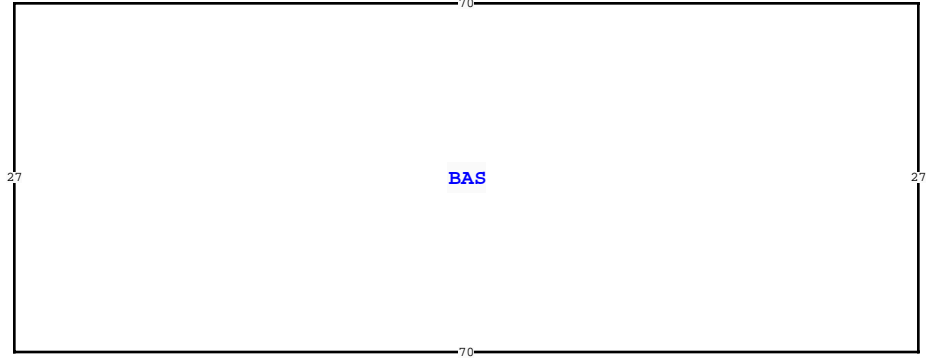


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	08 SHT VINYL 20
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0800	02	1,890	66.1200	39.67	74,976	1994	1994		0	0	20	60.00	20.00
2 MOBILE HME 0% - 2026 Heated Area: 1890 HX Base Yr													



Quality	01 01				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	3516.0500 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	14,995
TOTALS	1,890			1,890	14,995

437 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
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	0040	BARN,POLE	0	0	15	24	360.00	UT	2.50	2.50	75	1995	1995	3	75	675	
2	0190	FPCL PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0327	STABLES-SM	0	0	0	0	1.00	UT	10,000.00	10,000.00	75	2014	2014	3	75	7,500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

TOTAL OB/XF 21,775

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/MH	0.00	0.00	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			14,995
TOTAL MARKET OB/XF VALUE			21,775
TOTAL LAND VALUE - MARKET			44,220
TOTAL MARKET VALUE			80,990
SOH/AGL Deduction			0
ASSESSED VALUE			80,990
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			80,990
TOTAL JUST VALUE			80,990
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			98,446
LAND:1:1: 4.02 AC			
XFOB:1:1: CONCORD M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26144	M H	275	08/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1969	8/22/2025	WD	U	I	37	140,000
GRANTOR: HANNAGAN JAN						
GRANTEE: KOLPACK CLYDE R						
1362/0903	6/13/2018	WD	U	I	37	40,000
GRANTOR: LAURA QUIN						
GRANTEE: JAN HANNAGAN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W70 S27 E70 N27\$.