

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 100
Interior Floor	00 N/A 0
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	2 100
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 01
NEIGHBORHOOD/LOC	3516.0500 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,064	102.0000	95.88	102,016	1994	1994	0	0	45.00	55.00		
1 MANUF 1 0% - 2023 Heated Area: 1064 HX Base Yr													
TOTALS	1,064		1,064	56,109									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	56,109		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	44,220		
TOTAL MARKET VALUE	107,329		
SOH/AGL Deduction	1,974		
ASSESSED VALUE	105,355		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	105,355		
TOTAL JUST VALUE	107,329		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	99,289		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042760	Mobile Home		09/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/18	2/10/2022	QC	U	I	11	100
GRANTOR: DEREK SNEAD AS TRUSTE						
GRANTEE: FULLER LORI AS TRUS						
1442/2540	7/19/2021	WD	Q	I	01	54,000
GRANTOR: ARMSTEAD REBECCA RAUL						
GRANTEE: DOLLAR GENERAL STOC						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2023	1,064	56,109
TOTALS	1,064			1,064	56,109

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000	

BUILDING NOTES			
343 SW PECAN GLN, LAKE CITY			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=15,12] E76 S14 W76 N14 \$			

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