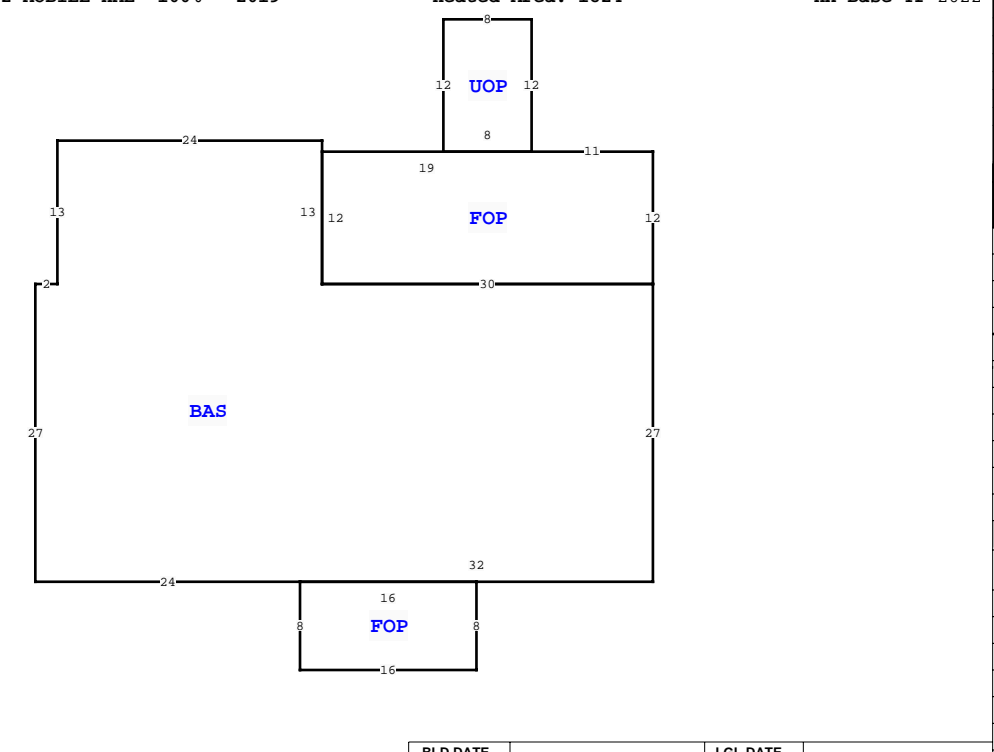


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	2,019	117.9000	70.74	142,824	1997	1997	0	0	60.00	40.00		



Quality	05 05				
DOR CODE	0202 MOBILE HOME/M 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	1,824	100		1,824	51,612
FOP	128	35		45	1,273
FOP	360	35		126	3,565
UOP	96	25		24	679
TOTALS	2,408			2,019	57,130

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				57,130	
TOTAL MARKET OB/XF VALUE				13,133	
TOTAL LAND VALUE - MARKET				44,550	
TOTAL MARKET VALUE				114,813	
SOH/AGL Deduction				36,966	
ASSESSED VALUE				77,847	
TOTAL EXEMPTION VALUE				HX HB DX 45,768	
BASE TAXABLE VALUE				32,079	
TOTAL JUST VALUE				114,813	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				106,713	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19068	M H	125	12/21/2001
18782	M H	125	09/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/0427	1/05/2018	WD Q	Q	I	01	80,000

GRANTOR: WILLIAM D SANDS						
GRANTEE: KELLY ANN TRIMBLE						
1351/0426	1/04/2018	WD U	I	11		100
GRANTOR: MARY A SEELEY						
GRANTEE: WILLIAM D SANDS						

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	0260	PAVEMENT-A	0	100	0	0		1.00	0.00	100	2007	2007	3	100	200	
2	0251	LEAN TO W/	0	100	13	27		351.00	5.00	100	2007	2007	3	100	1,755	
3	0252	LEAN-TO W/	0	100	13	27		351.00	2.50	100	2007	2007	3	100	878	
4	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
5	0166	CONC, PAVMT	0	100	0	0		1.00	0.00	100	2018	2018	3	100	300	
6	9947	Septic	0	0	0	0		1.00	3,000.00	100			3	100	3,000	

463 SW PECAN GLN, LAKE CITY										BLD DATE	LGL DATE	04/22/2026	MLU
										XF DATE	LAND DATE		
										INC DATE	AG DATE		

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS= W30 N13 W24 S13 W2 S27 E24 FOP= S8 E16 N8 W16\$ E32 N27
FOP= N12 W11 UOP= N12 W8 S12 E8\$ W19 S12 E30\$.

LAND DESCRIPTION														TOTAL OB/XF										13,133				
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	100		RSF/MH	0.00	0.00	3.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,550											
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000											