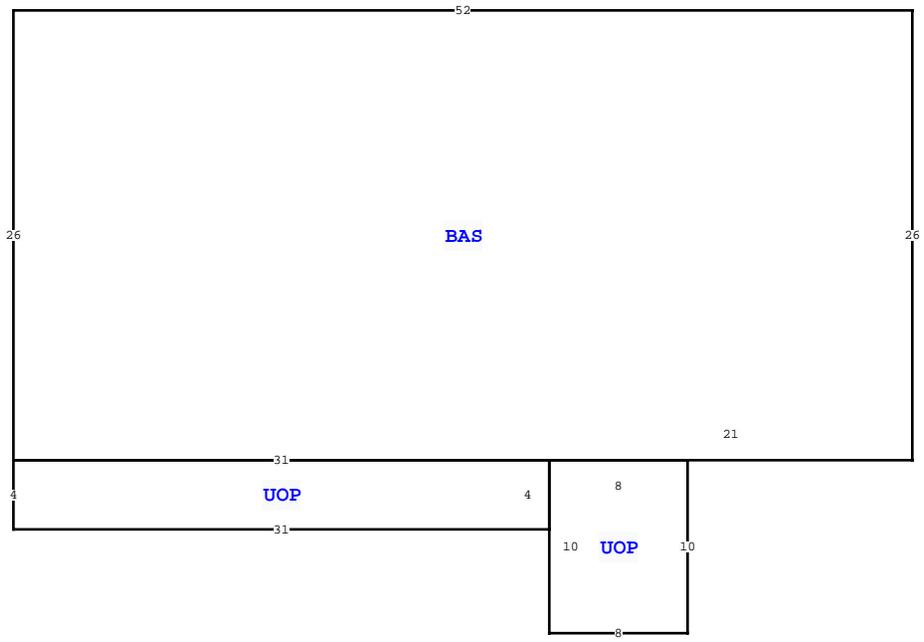


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	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/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,352	100	
UOP	80	25	
UOP	124	25	
TOTALS	1,556		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100% - 0		71.44	100,230	1987	1987	0	0	60.00	40.00
			Heated Area: 1352			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		40,092	
TOTAL MARKET OB/XF VALUE		9,720	
TOTAL LAND VALUE - MARKET		49,060	
TOTAL MARKET VALUE		98,872	
SOH/AGL Deduction		45,593	
ASSESSED VALUE		53,279	
TOTAL EXEMPTION VALUE		HX HB 28,279	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		98,872	
NCON VALUE		800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		87,244	
SALE:3:1: INCLUDES WELL & SEPTIC			
SALE:2:1: REPO			
SALE:1:1: LOT 8 PECAN ACRES			
BLDG:1:1: KNOX MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30791	MAINT/ALTR	135	02/19/2013
12845	M H	125	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0930/2155	7/10/2001	WD	Q	I	04	23,000
GRANTOR: JOHN DEAS						
GRANTEE: PATRICIA RILEY						
0768/0644	3/05/1992	AG	U	I	13	23,000
GRANTOR: JOHN DEAS						
GRANTEE: PATRICIA RILEY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0255	MBL HOME S	0	100	12	60	720.00	UT	1.00	1.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/22/2026			MLU					

BUILDING NOTES						
479 SW PECAN GLN, LAKE CITY						

BUILDING DIMENSIONS						
BAS= W52 S26 UOP= S4 E31 N4 W31\$ E31 UOP= S10 E8 N10 W8\$ E21 N26\$.						

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	100		RSF/MH	0.00	0.00	4.46	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,060							