

BEG SW COR, RUN N 219.06 FT, E  
1327.01 FT TO E LINE OF SW1/4  
OF SW1/4, RUN S 216.37 FT TO

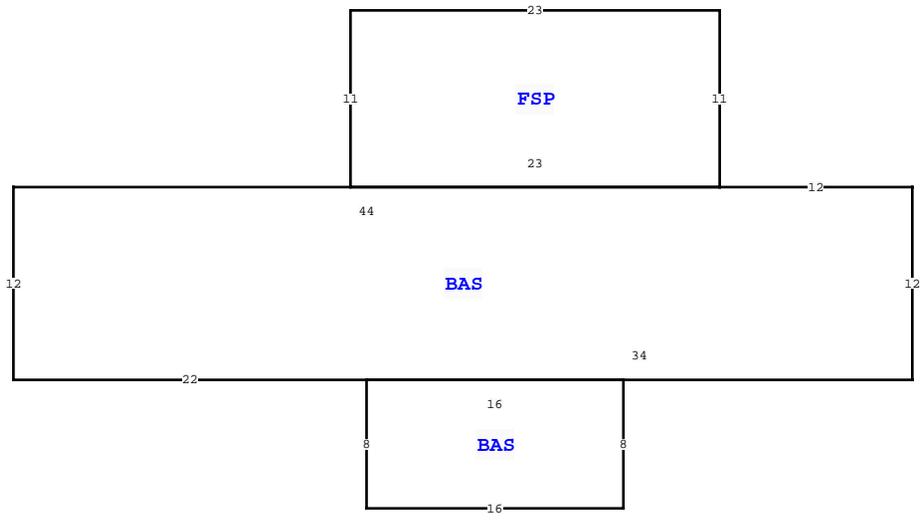
RITTER LARRY WAYNE SR/RITTER CAROL ANN  
2071 SW MAULDIN AVE  
LAKE CITY, FL 32024

**2026**

03-5S-16-03459-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		2	100
Stories		0	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	128	100	
BAS	672	100	
FSP	253	40	
TOTALS	1,053		901

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1995								
				Heated Area: 800			HX Base Yr 1995				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			13,367
TOTAL MARKET OB/XF VALUE			14,836
TOTAL LAND VALUE - MARKET			66,300
TOTAL MARKET VALUE			94,503
SOH/AGL Deduction			39,651
ASSESSED VALUE			54,852
TOTAL EXEMPTION VALUE	HX HB VX		34,852
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			94,503
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,605

XFOB:1:1: SKLI M H			
BLDG:1:1: SKLI MH			
SALE:1:1: 6.63 ACRES WITH MH TO LOW FOR AREA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0795/0511	9/02/1994	WD	U	I	12	25,000
GRANTOR: PAULINE M SLADE (WIDO)						
GRANTEE: LARRY WAYNE & CAROL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN,FR AE	0	100	10	24	1.00	UT	0.00	100	0
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	0
4	0020	BARN,FR	0	100	20	24	480.00	UT	14.00	100	2007
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014

TOTAL OB/XF												14,836												
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	0102	C	SFR/MH	100		A-1	0.00	0.00	6.63	AC		1.00	1.00	1.00	10,000.00	10,000.00	66,300							

REVIEW DATE																							
BY																							
Total Acres: 6.63 Total Land Value: 66,300 Market: 0 Agricultural: 0 Common: 66,300																							