

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	200	100	
BAS	1,288	100	
UOP	240	25	
USP	110	35	
TOTALS	1,838		

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%	- 2024								
Heated Area: 1488					HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			27,654
TOTAL MARKET OB/XF VALUE			7,480
TOTAL LAND VALUE - MARKET			15,200
TOTAL MARKET VALUE			50,334
SOH/AGL Deduction			7,681
ASSESSED VALUE			42,653
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			17,653
TOTAL JUST VALUE			50,334
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,334
XFOB:1:1: REGENT M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1331/2328	2/23/2017	WD Q	I	01	22,500	
GRANTOR: DANIEL CRAPPS & JANET						
GRANTEE: ANGEL JOSE FONTE &						
1328/0544	12/29/2016	PR U	I	11	100	
GRANTOR: JOHN STEVEN EDMONDS A						
GRANTEE: DANIEL CRAPPS & JAN						

EXTRA FEATURES		343 SW MABREY GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0296	SHED METAL	0.00
2	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/10/2025		MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W27 USP= N10 W11 S10 E11\$ W11 BAS= N10 W20 S10 E20\$ W18 S23 E34 UOP= S12 E20 N12 W20\$ E22 N23\$.									

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	0102	C	SFR/MH	100		00	0.00	0.00	3.00	AC		1.00	1.00	0.50	10,000.00	5,000.00	15,000							
2	9630	C	SWAMP	100		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	100.00	100.00	200							