

THE N 199.39 FT OF S 448.7 FT OF SW1/4 OF NW1/4, EX 50 FT OFF THE ROAD R/W.

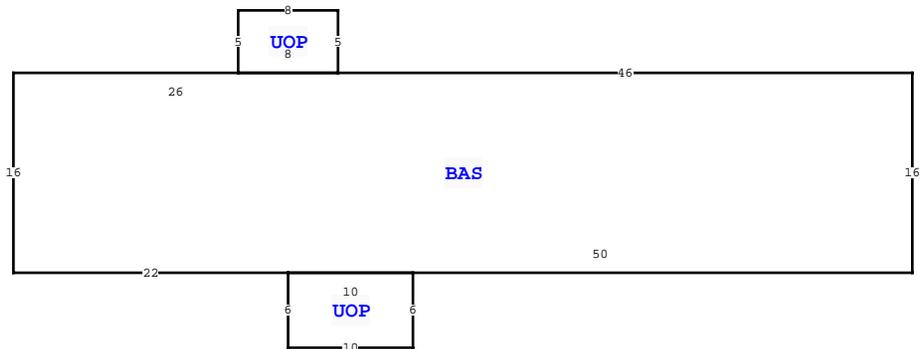
NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

04-4S-16-02772-038

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,152	100
UOP	40	25
UOP	60	25
TOTALS	1,252	1,177

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,177	99.9000	59.94	70,549	1996	1996		0	0	60.00	40.00	
3 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		28,220	
TOTAL MARKET OB/XF VALUE		8,344	
TOTAL LAND VALUE - MARKET		11,475	
TOTAL MARKET VALUE		48,039	
SOH/AGL Deduction		3,119	
ASSESSED VALUE		44,920	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		44,920	
TOTAL JUST VALUE		48,039	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		48,039	
BLDG:2:1: MH IN DGT'S NAME?? WILL NEED PROOF OF DE			
XFOB:1:1: HOLIDAY M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11939	M H	125	12/10/1996
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1323/0474	9/28/2016	WD U	I 12 23,000
GRANTOR: FIRST FEDERAL BANK OF			
GRANTEE: WAN BING NGAI			
1314/1651	5/06/2016	CT U	I 18 100
GRANTOR: CLERK OF COURT (MIZE			
GRANTEE: FIRST FEDERAL BANK			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W46 UOP= N5 W8 S5 E8\$ W26 S16 E22 UOP= S6 E10 N6 W10\$ E50 N16\$.			

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	0294	SHED WOOD/	0	0	12	16	192.00	UT	14.00	14.00	50	2006	2006	3	50	1,344	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 8,344																	

LAND DESCRIPTION																								
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		00	0.00	0.00	0.90	AC		1.00	1.00	0.85	15,000.00	12,750.00	11,475							