

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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
Architectural	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	02
NEIGHBORHOOD/LOC	4617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	196	100	
BAS	1,404	100	
TOTALS	1,600		1,600 44,506

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%	- 2023								
				Heated Area: 1600			HX Base Yr 2023				
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE	05/06/2026	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	44,506		
TOTAL MARKET OB/XF VALUE	10,274		
TOTAL LAND VALUE - MARKET	34,240		
TOTAL MARKET VALUE	89,020		
SOH/AGL Deduction	19,220		
ASSESSED VALUE	69,800		
TOTAL EXEMPTION VALUE	HX HB DX 49,800		
BASE TAXABLE VALUE	20,000		
TOTAL JUST VALUE	89,020		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	84,740		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4563	M H	60	01/18/1991
003980	PUMP/UTPOL	25	07/20/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/271	11/08/2022	LE U		I	14	100
GRANTOR: CLEMENTS MILLIE R						
GRANTEE: CLEMENTS MILLIE R (
1431/932	2/18/2021	LE U		I	14	100
GRANTOR: CLEMENTS IVAN K						
GRANTEE: CLEMENTS MILLIE R/						

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	0070	CARPOT UF	0	100	20	26	UT	2.50	2.50	100	0	0	3	100	1,300	
2	0080	DECKING	0	100	14	14	UT	1.50	1.50	100	0	0	3	100	294	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0297	SHED CONCR	0	100	8	24	UT	2.50	2.50	100	0	0	3	100	480	
5	0263	PRCH,USP	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,200	
TOTALS															10,274	

BUILDING NOTES											
1894 SW HALTIWANGER RD, LAKE CITY											

BUILDING DIMENSIONS											
BAS= W14 BAS= N14 W14 S14 E14\$ W38 S27 E52 N27\$.											

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	2.14	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,240							