

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	03
NEIGHBORHOOD/LOC	5316.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,980	100	2025
TOTALS	1,980		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	- 2025	Heated Area: 1980		HX Base Yr 2025				
TOTALS	1,980		1,980	231,256							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			231,256
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			303,256
SOH/AGL Deduction			22,030
ASSESSED VALUE			281,226
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			229,815
TOTAL JUST VALUE			303,256
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049804	Right-of-Way Acce		07/23/2024
000049806	Mobile Home		05/14/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1157	11/25/2024	WD	Q	I	01	300,000
GRANTOR: FRIER FINANCE, INC						
GRANTEE: CROFT WENDELL						
1508/2756	2/15/2024	WD	U	V	12	64,000
GRANTOR: LOPEZ MIRNA B						
GRANTEE: FRIER FINANCE, INC						

EXTRA FEATURES		684 NW INDIAN RIDGE LN, LAKE CITY															
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	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00	100	2025	2024	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=16,14] E66 S30 W66 N30 \$											

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							