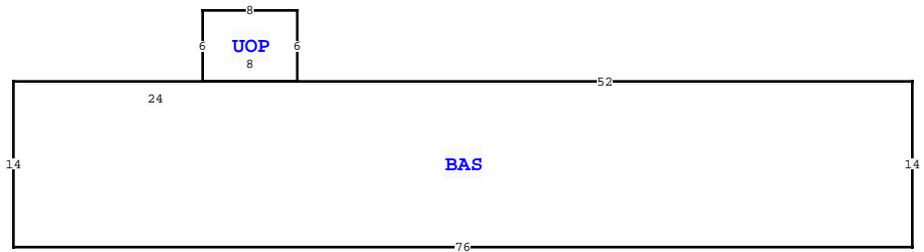


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architctual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	4617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	
UOP	48	25	
TOTALS	1,112		1,076 28,639

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2023									Heated Area: 1064 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 11
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	236,356		
TOTAL MARKET OB/XF VALUE	56,000		
TOTAL LAND VALUE - MARKET	61,270		
TOTAL MARKET VALUE	353,626		
SOH/AGL Deduction	0		
ASSESSED VALUE	353,626		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	353,626		
TOTAL JUST VALUE	353,626		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	353,626		
XFOB: 8:1: BRONZWOOD			
XFOB: 7:1: CYPRESS			
XFOB: 6:1: GUERDON			
XFOB: 5:1: HILLCREST			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
34403	M H	325	09/01/2016
32166	M H	325	07/28/2014
19878	M H	125	08/22/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

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	0259	MHP HOOKUP	0	0	0	11.00	UT	4,300.00	4,300.00	100	0	0	3	100	47,300	
2	0120	CLFENCE	4	0	0	1.00	UT	800.00	800.00	25	0	0	3	25	200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0296	SHED METAL	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
TOTALS														56,000		

BUILDING NOTES			
107 SW BLOOMING ACRES LOOP, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W52 UOP= N6 W8 S6 E8\$ W24 S14 E76 N14\$.			

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	0210	C	TRLR PARK	0		RSF/MR	47.00	325.00	5.57	AC		1.00	1.00	1.00	11,000.00	11,000.00	61,270							

