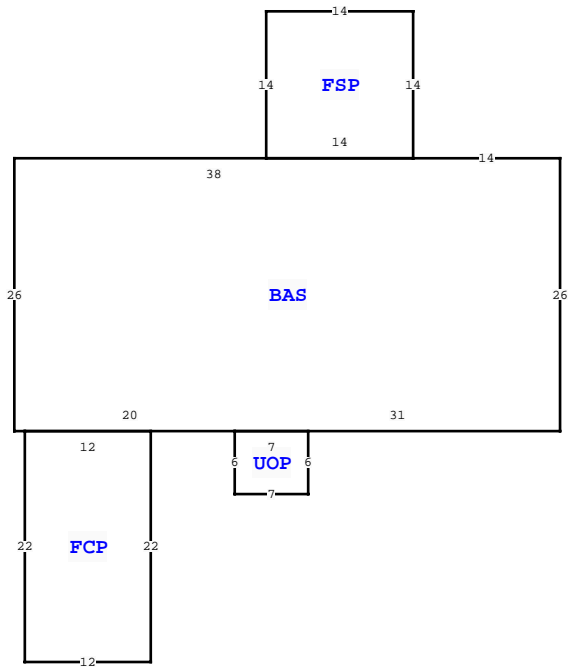


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architactual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,506	119.9000	71.94	108,342	1985	1990	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2025 Heated Area: 1352 HX Base Yr													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	5416.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	38,905
FCP	264	25		66	1,899
FSP	196	40		78	2,244
UOP	42	25		10	288
TOTALS	1,854			1,506	43,337

145 SW ASPEN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	0	8	9	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023	100	100	1,200	

TOTAL OB/XF 5,400

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		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			43,337
TOTAL MARKET OB/XF VALUE			5,400
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			67,237
SOH/AGL Deduction			0
ASSESSED VALUE			67,237
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			67,237
TOTAL JUST VALUE			67,237
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			67,237
SALE:5:1:			
SALE:4:1:			
SALE:3:1: ELAINE IS REAL ESTATE BROKER			
XFOB:1:1: PEACHTREE M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1392	11/07/2024	WD	U	I	11	100
GRANTOR: MCKINLEY KEON						
GRANTEE: MCKINLEY KEON						
1373/1726	11/30/2018	WD	Q	I	01	38,000
GRANTOR: HARRIS & JUDY ANDERSON						
GRANTEE: KEON & BETTY MCKINLEY						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 FSP= N14 W14 S14 E14\$ W38 S26 E1 FCP= S22 E12 N22 W12\$ E20 UOP= S6 E7 N6 W7\$ E31 N26\$.													