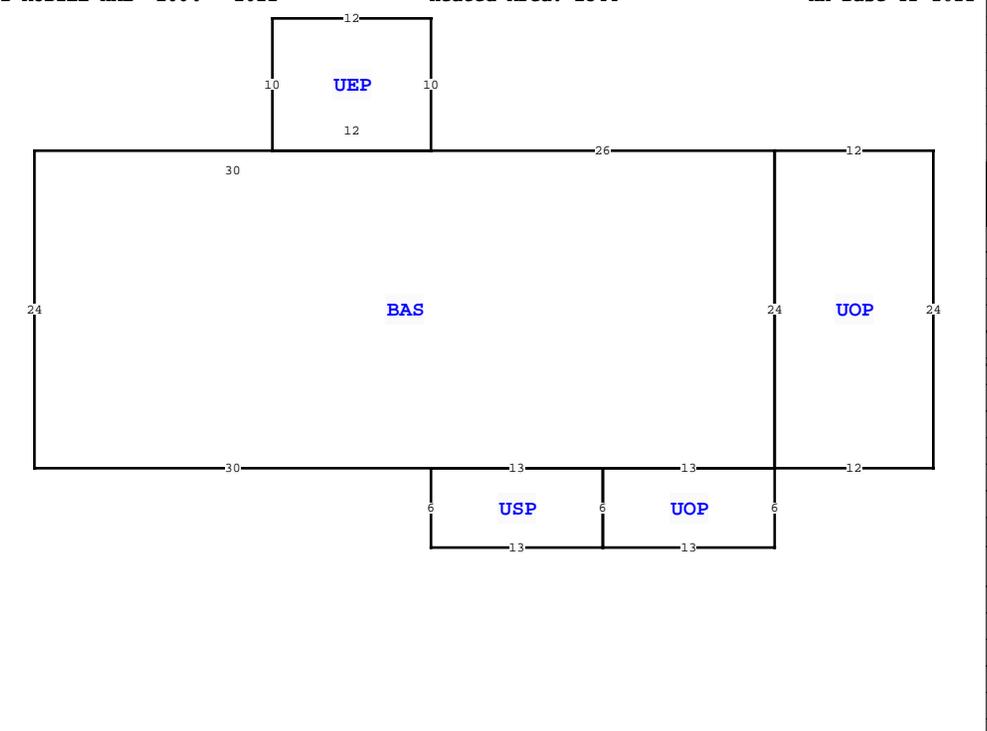


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,547	118.0000	70.80	109,528	1981	2010	0	0	0	35.00	65.00



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	1,344	100		1,344	61,851
UEP	120	70		84	3,866
UOP	78	25		20	920
UOP	288	25		72	3,314
USP	78	35		27	1,243
TOTALS	1,908			1,547	71,193

197 SW WOODGATE TER, LAKE CITY

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

EXTRA FEATURES		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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			71,193
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			93,893
SOH/AGL Deduction			13,538
ASSESSED VALUE			80,355
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			28,944
TOTAL JUST VALUE			93,893
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,179
SALE:1:1:			
XFOB:1:1: GUERDON M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1480	10/04/2021	WD	Q	I	01	85,000
GRANTOR: K & C DAVIS LLC						
GRANTEE: PRIMOUS CHARLES L						
1413/1381	6/11/2020	WD	Q	I	01	32,000
GRANTOR: ELISE & NATHAN POPULI						
GRANTEE: K & C DAVIS LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 UEP= N10 W12 S10 E12\$ W30 S24 E30 USP= S6 E13 N6 W13\$ E13 UOP= E12 N24W12 S24\$ N24\$.	

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		RMH-2	95.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500									