

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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
0200	02	1,866	114.0000	93.48	174,434	1984	2000	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1568 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	1,568	100		1,568	80,617
FCP	540	25		135	6,941
FOP	36	35		13	668
FSP	270	40		108	5,553
UOP	168	25		42	2,159
TOTALS	2,582			1,866	95,939

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			95,939
TOTAL MARKET OB/XF VALUE			5,980
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			120,419
SOH/AGL Deduction			0
ASSESSED VALUE			120,419
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			120,419
TOTAL JUST VALUE			120,419
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			120,419
XFOB:1:1: CRANBROOK M H			
LAND:1:1: 0.33 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048847	Roof Replacement	13,000	12/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/858	6/28/2024	WD U	I	I	41	160,000
GRANTOR: NEIGHBOR HOLDINGS LLC						
GRANTEE: HERRON KIMBERLY A						
1502/1235	11/07/2023	CT U	I	I	18	62,000
GRANTOR: CLERK OF COURT						
GRANTEE: NEIGHBOR HOLDINGS L						

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	0296	SHED METAL	0	0	15	10	1.00	UT	0.00	100	0	0	3	100	540	
2	0166	CONC, PAVMT	0	0	10	60	1.00	UT	0.00	100	0	0	3	100	840	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	1993	1993	3	100	1,200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	100	2006	2006	3	100	100	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	100	2014	2014	3	100	300	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU
261 SW JUPITER GLN, LAKE CITY			
TOTAL OB/XF 5,980			

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W42 S28 E4 FCP= S24 E24 N18 FOP= N6 W6 S6 E6\$ W6 N6 W18\$ E24 FSP= S15 E18 N15W18\$ E28 N28 UOP= N12 W14 S12E14\$ W14\$.											

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	0		RMH-2	76.00	132.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							