

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	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
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
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
BAS	924	100	
FOP	180	35	
UOP	180	25	
TOTALS	1,284		1,032 20,710

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,032	83.6100	50.17	51,775	1984	1984	0	0	60.00	40.00		
1 MOBILE HME 0% - 0													
Heated Area: 924 HX Base Yr													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	20,710		
TOTAL MARKET OB/XF VALUE	3,100		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	42,310		
SOH/AGL Deduction	3,956		
ASSESSED VALUE	38,354		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	38,354		
TOTAL JUST VALUE	42,310		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	42,310		
SALE: 5:1:			
SALE: 4:1:			
SALE: 2:1: FORECLOSURE			
XFOB: 1:1: RIVERBREEZE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/0012	3/19/2004	WD	Q	I	04	100
GRANTOR: WESTRIDGE						
GRANTEE: JAY S DAVIS						
0856/1102	3/25/1998	CD	Q	V		12,000
GRANTOR: WESTRIDGE						
GRANTEE: JAY S DAVIS						

EXTRA FEATURES		231 SW WOODGATE TER, 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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W20 UOP= N10 W18 S10 E18\$ W46 S14 E34 FOP= S9 E20 N9 W20\$ E32 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	0102	C	SFR/MH	0		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							