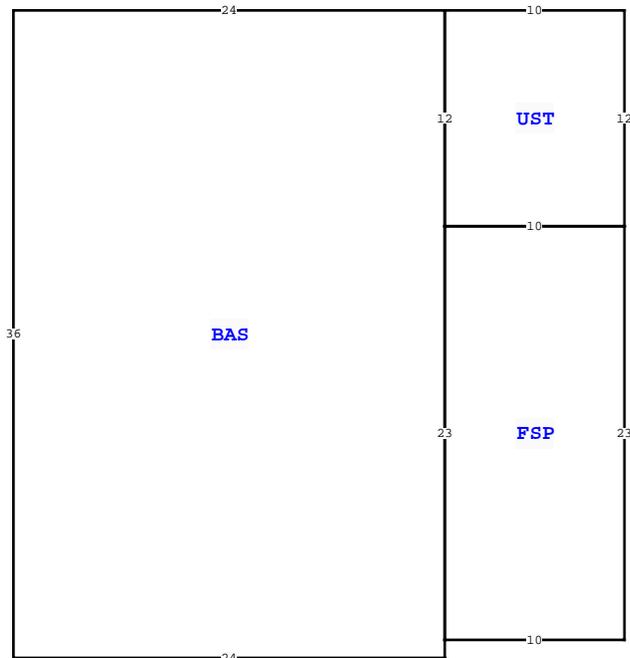


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	864	100	
FSP	230	40	
UST	120	45	
TOTALS	1,214		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,010	82.7100	49.63	50,126	1984	1984	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 864 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		20,050	
TOTAL MARKET OB/XF VALUE		6,750	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		45,300	
SOH/AGL Deduction		4,051	
ASSESSED VALUE		41,249	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		41,249	
TOTAL JUST VALUE		45,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		45,300	
XFOB: 4:1: GUERDON MH			
SALE: 3:1: NOT TYPICAL			
SALE: 2:1: INCLUDED 1985 GUERDON MOBILE HOME			
LAND: 1:1: 0.25 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/2445	4/16/2018	QC	U	I	11	1,000
GRANTOR: KELI WAKELEY						
GRANTEE: KAYLEN BREHM						
0756/1744	2/17/1992	WD	U	I	12	25,000
GRANTOR: NORMAN BEBIK						
GRANTEE: MARION WAKELEY						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
127 SW HEMLOCK GLN, LAKE CITY								04/21/2023		MLU			

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	8	40	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
TOTAL OB/XF 6,750																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 S36 E24 N1 FSP= E10N23 W10 S23\$ N23 UST= E10 N12W10 S12\$ N12\$.													

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							