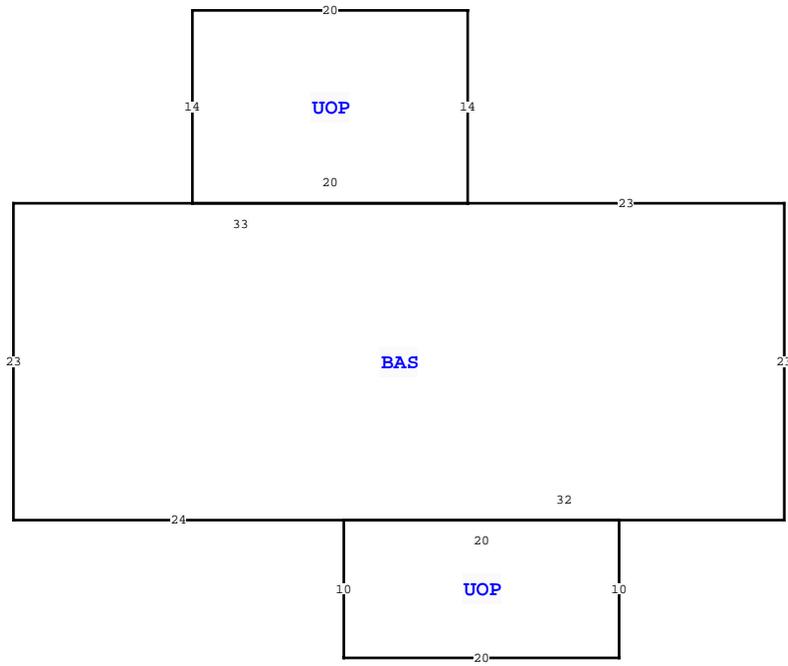




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	04 PLYWOOD 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectual	01 CONV 100				
Units	0 100				
Condition Adj	01 01 100				
Kitchen Adjus	01 01 100				
Quality	01 01				
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	1,288	100		1,288	12,921
UOP	200	25		50	502
UOP	280	25		70	702
TOTALS	1,768			1,408	14,125

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	0%	- 2021									
Heated Area: 1288 HX Base Yr												



2145 SW BIRLEY AVE, 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	0296	SHED METAL	0	0	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

TOTAL OB/XF 3,600

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	56.00	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			14,125
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			36,225
SOH/AGL Deduction			2,289
ASSESSED VALUE			33,936
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			33,936
TOTAL JUST VALUE			36,225
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			36,225
SALE:4:1: IMPROVEMENTS ADDED SINCE SALE			
XFOB:4:1: PEACHTREE ID#S1390A & B ORB 771-873 10/2			
SALE:3:1:			
SALE:2:1: LOT 5 BLK B UNIT 1 WOODGATE VILLAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1889	11/19/2020	TR	U	I	11	100
GRANTOR: ERIC & HALEY SPRINGBO						
GRANTEE: THR BLUE TREE & BOU						
1359/1230	5/08/2018	WD	Q	I	01	18,000
GRANTOR: GUILLERMO SOLIS						
GRANTEE: ERIC & HALEY SPRING						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W23 UOP= N14 W20 S14 E20\$ W33 S23 E24 UOP= S10 E20N10 W20\$ E32 N23\$.