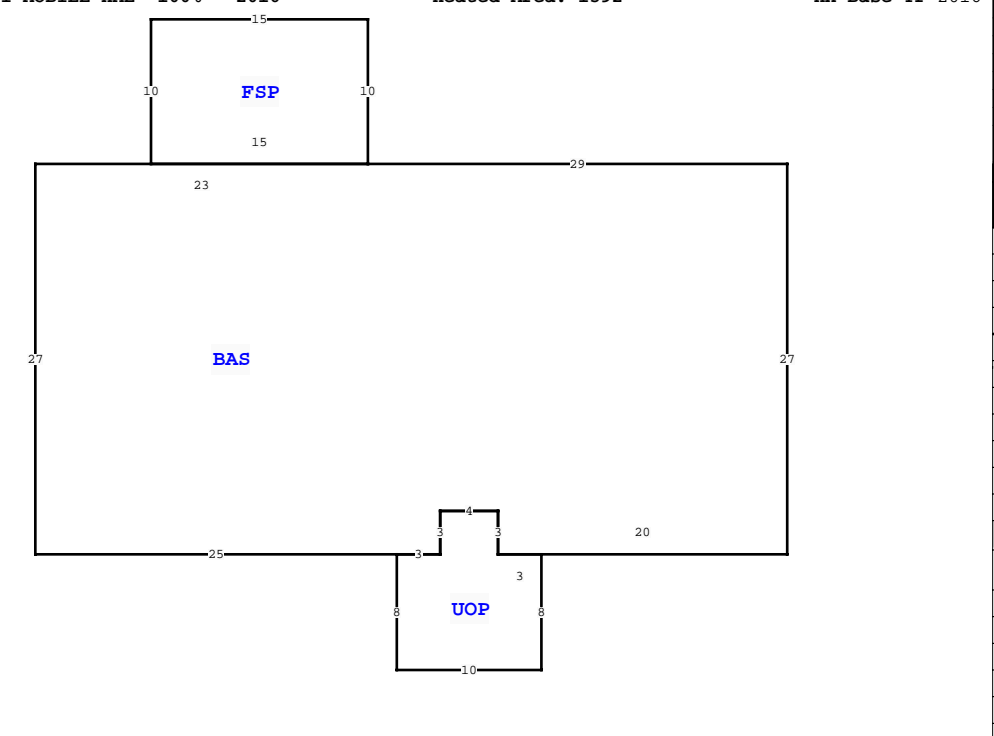


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	02 02 100
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	1,475	87.1245	52.27	77,098	1985	1985	0	0	60.00	40.00		



Quality	04 04				
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	1,392	100		1,392	29,104
FSP	150	40		60	1,254
UOP	92	25		23	481
TOTALS	1,634			1,475	30,839

150 SW HEMLOCK GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			30,839
TOTAL MARKET OB/XF VALUE			3,840
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			53,179
SOH/AGL Deduction			25,577
ASSESSED VALUE			27,602
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			2,602
TOTAL JUST VALUE			53,179
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,179
XFOB:1:1: CRAN M H			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1904	11/17/2015	WD	Q	I	01	22,000
GRANTOR: EDEN RENTAL ONE LLC						
GRANTEE: MICHAEL SWIFT						
1270/2074	3/03/2014	QC	U	I	11	100
GRANTOR: MARY F & GARY F MOSEL						
GRANTEE: EDEN RENTAL ONE LLC						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W29 FSP= N10 W15 S10 E15 W23 S27 E25 UOP= S8 E10 N8 W3 N3 W4 S3 W3 E3 N3 E4 S3E20 N27 S.			

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	54.00	137.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							