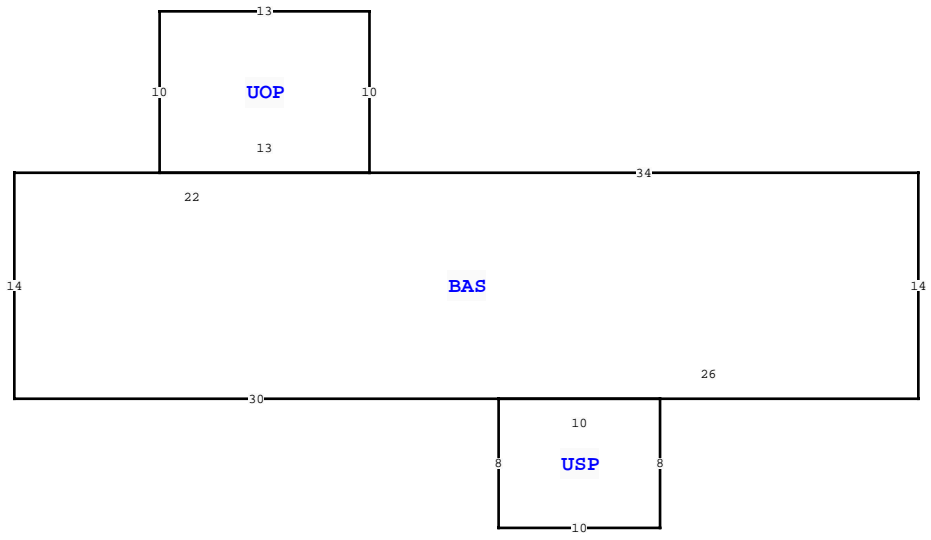


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1.5 100
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		
0800	02	844	99.9000	59.94	50,589	1990	1990	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 784 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	784	100		784	18,797
UOP	130	25		32	767
USP	80	35		28	671
TOTALS	994			844	20,236

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	0166	CONC, PAVMT	0	0	12	20	240.00	UT	1.40	100	0	0	3	100	336	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	

165 SW SWEETGUM GLN, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/21/2023
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	20,236		
TOTAL MARKET OB/XF VALUE	3,536		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	42,272		
SOH/AGL Deduction	3,896		
ASSESSED VALUE	38,376		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	38,376		
TOTAL JUST VALUE	42,272		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	42,272		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1208/1220	1/20/2011	QC	U	I	11	100
GRANTOR: CYNTHIA ANN KELLER						
GRANTEE: CHRISTOPHER LEE PAL						
1161/1463	11/03/2008	QC	Q	I	01	100
GRANTOR: MYRNA ARCHER						
GRANTEE: CYNTHIA ANN KELLER						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W34 UOP= N10 W13 S10 E13\$ W22 S14 E30 USP= S8 E10 N8 W10\$ E26 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	90.00	130.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							