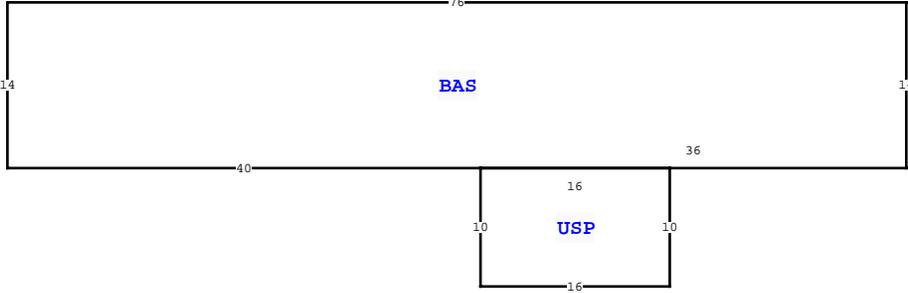


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	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
0201	02	1,120	101.6100	97.55	109,256	2001	2001	0	0	45.00	55.00
1 MANUF 1 100% - 2003 Heated Area: 1064 HX Base Yr 2003											



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	5517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	57,086
USP	160	35		56	3,005
TOTALS	1,224			1,120	60,091

1771 SW JIM WITT RD, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		60,091	
TOTAL MARKET OB/XF VALUE		7,500	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		132,591	
SOH/AGL Deduction		69,573	
ASSESSED VALUE		63,018	
TOTAL EXEMPTION VALUE		HX HB 38,018	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		132,591	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,334	
SALE:1:1: SALE INCL RE# 09125 101, 102 & 104 ALSO			
PERMIT NUM DESCRIPTION AMT ISSUED			
17121	M H	125	06/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0967/2527	10/15/2002	WD	Q	V		23,000
GRANTOR: SUBRANDY						
GRANTEE: WALTER F & BARBARA						
0847/1370	10/15/1997	WD	Q	V	02	60,000
GRANTOR: DICKS & WILLIAMS						
GRANTEE: SUBRANDY						

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	2017	2017	3	100	400	
2	0070	CARPOT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W76 S14 E40 USP= S10 E16 N10 W16\$ E36 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	0200	C	MBL HM	100		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							