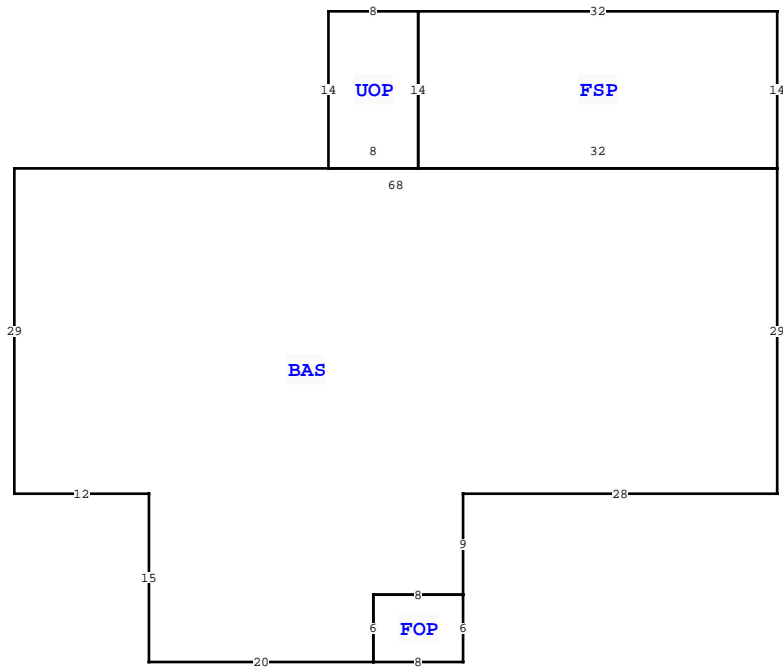




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,344	100	
FOP	48	35	
FSP	448	40	
UOP	112	25	
TOTALS	2,952		
		2,568	225,464

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0210	02	2,568	113.9000	107.07	274,956	2016	2016	0	0	18.00	82.00	
1 MODULAR 1 100% - 2017 Heated Area: 2344 HX Base Yr 2017												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			225,464
TOTAL MARKET OB/XF VALUE			33,340
TOTAL LAND VALUE - MARKET			56,400
TOTAL MARKET VALUE			315,204
SOH/AGL Deduction			87,569
ASSESSED VALUE			227,635
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			176,224
TOTAL JUST VALUE			315,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35007	STORAGE	156	03/06/2017
34825	STORAGE	348	01/12/2017
34207	SFR	425	07/05/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/1133	4/06/2015	WD Q	Q	I	01	25,500
GRANTOR: REO FUNDING SOLUTIONS						
GRANTEE: RON BORELLA						
1280/2268	8/28/2014	WD U	U	I	12	346,000
GRANTOR: TD BANK, NA						
GRANTEE: REO FUNDING SOLUTIO						

EXTRA FEATURES		248 NW GABLES GLN, LAKE CITY														
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	100	12	354	UT	1.50	1.50	100	2016	2016	3	100	6,372	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	30	46	UT	16.00	16.00	85	2017	2017	3	85	18,768	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/22/2026	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W68 S29 E12 S15 E20 FOP= E8 N6 W8 S6\$ N6 E8 N9 E28 N29\$			
FSP= N14 W32 UOP= W8 S14 E8 N14\$ S14 E32 \$.			

LAND DESCRIPTION		TOTAL OB/XF 33,340																						
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	0201	C	MOD HOME	100		A-3	0.00	0.00	4.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	56,400							