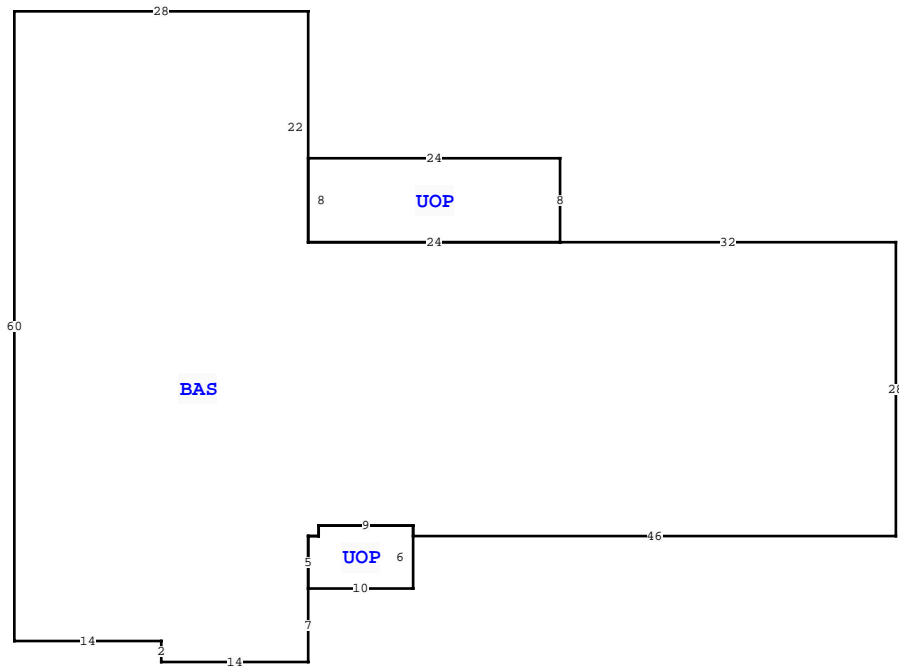




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,267	100	
UOP	59	20	
UOP	192	20	
TOTALS	3,518		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	01	3,317	110.4830	103.85	344,470	2003	2003	0	0	45.00	55.00
1 MODULAR 1 100% - 2008 Heated Area: 3267 HX Base Yr 2008											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			189,458
TOTAL MARKET OB/XF VALUE			10,250
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			259,708
SOH/AGL Deduction			83,999
ASSESSED VALUE			175,709
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			119,298
TOTAL JUST VALUE			259,708
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38720	STORAGE	0	10/10/2019
20548	M H	125	03/24/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1103/1650	11/30/2006	WD Q	Q	I		213,000
GRANTOR: JOSEPH & JOSLYN CHARL						
GRANTEE: KEITH R & APRIL E H						
0976/0739	2/28/2003	WD Q	Q	V		22,000
GRANTOR: GARY L & JOYCE WILLAM						
GRANTEE: JOSEPH & JOSLYN CHA						

EXTRA FEATURES		482 SW MIRACLE CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0296	SHED METAL	0 100 0 0
3	0294	SHED WOOD/	0 100 0 0
4	0030	BARN, MT	0 100 24 25

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	0190	FPLC PF	0 100 0 0			1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0296	SHED METAL	0 100 0 0			1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
3	0294	SHED WOOD/	0 100 0 0			1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
4	0030	BARN, MT	0 100 24 25			600.00	UT	14.00	14.00	100	2019	2019	3	100	8,400	
TOTAL OB/XF 10,250																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 UOP= N8 W24 S8 E24\$ W24 N22 W28 S60 E14 S2 E14 N7 UOP= E10 N6 W9 S1 W1 S5\$ N5 E1 N1 E9 S1 E46 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF 10,250																						
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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							