

COMM SW COR OF SE1/4, RUN EAST 2 FT, EAST 1207.05 FT, S 20 FT FOR S 130 FT, W 200 FT, N 130 FT TO

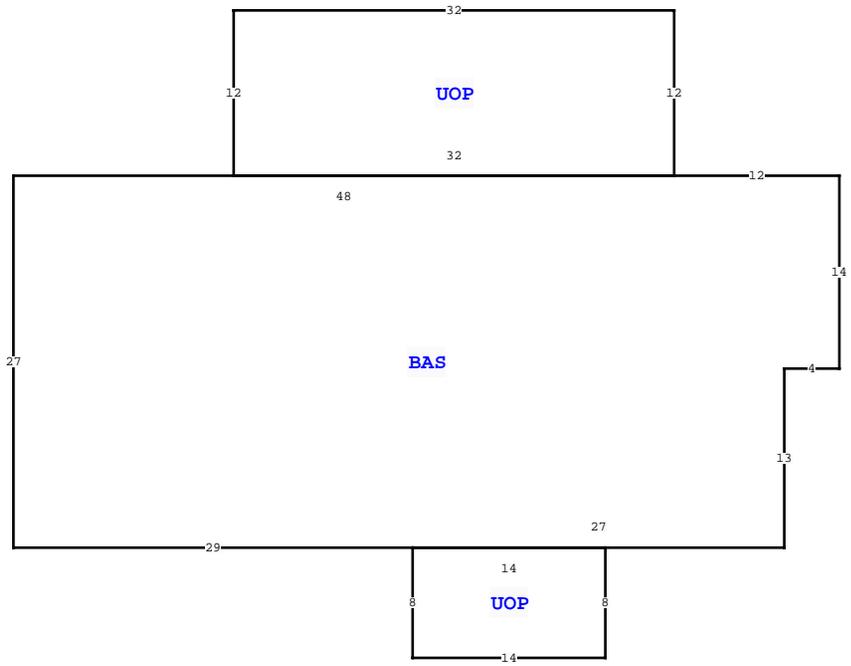
GARATE LYNN S/GARATE TERRY A
144 SW LORDS GLN
LAKE CITY, FL 32024

2026

06-4S-16-02788-023
VALUATION SUMMARY PAGE 1 of 1

| 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 |
| Architctual Units | 01 | CONV | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 6416.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,568 | 100 | |
| UOP | 112 | 25 | |
| UOP | 384 | 25 | |
| TOTALS | 2,064 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|----------------|-------------------|-----|------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MANUF | 1 | 0% | - 2022 | Heated Area: 1568 | | HX Base Yr | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---------|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 101,752 |
| TOTAL MARKET OB/XF VALUE | | | 6,436 |
| TOTAL LAND VALUE - MARKET | | | 4,800 |
| TOTAL MARKET VALUE | | | 112,988 |
| SOH/AGL Deduction | | | 8,420 |
| ASSESSED VALUE | | | 104,568 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 104,568 |
| TOTAL JUST VALUE | | | 112,988 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 110,275 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 27117 | M H | 468 | 06/26/2008 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1455/2731 | 12/27/2021 | QC | U | I | 11 | 100 |
| GRANTOR: MAYS BETTY J | | | | | | |
| GRANTEE: GARATE LYNN S | | | | | | |
| 1286/2040 | 12/23/2014 | QC | U | I | 11 | 100 |
| GRANTOR: PATRICIA C BEAUCHAMP | | | | | | |
| GRANTEE: ROBERT S JR & BETTY | | | | | | |

| 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 | 0 12 28 | 336.00 | UT | 7.50 | 7.50 | 100 | 2004 | 2004 | 3 | 100 | 2,520 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 0 11 28 | 308.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 616 | |
| 3 | 9947 | Septic | 0 | 0 0 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0070 | CARPORT UF | 0 | 0 0 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |

| TOTAL OB/XF | | | | | | | | | | | | 6,436 | | | |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|
| 200 SW LORDS GLN, LAKE CITY | | | | | | | | | | | | BLD DATE | | LGL DATE | |
| | | | | | | | | | | | | XF DATE | | LAND DATE | 04/15/2026 |
| | | | | | | | | | | | | INC DATE | | AG DATE | MLU |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W12 UOP= N12 W32 S12 E32\$ W48 S27 E29 UOP= S8 E14 N8 W14\$ E27 N13 E4 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 | 0 | | A-1 | 0.00 | 0.00 | 0.60 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 4,800 | | | | | | | |