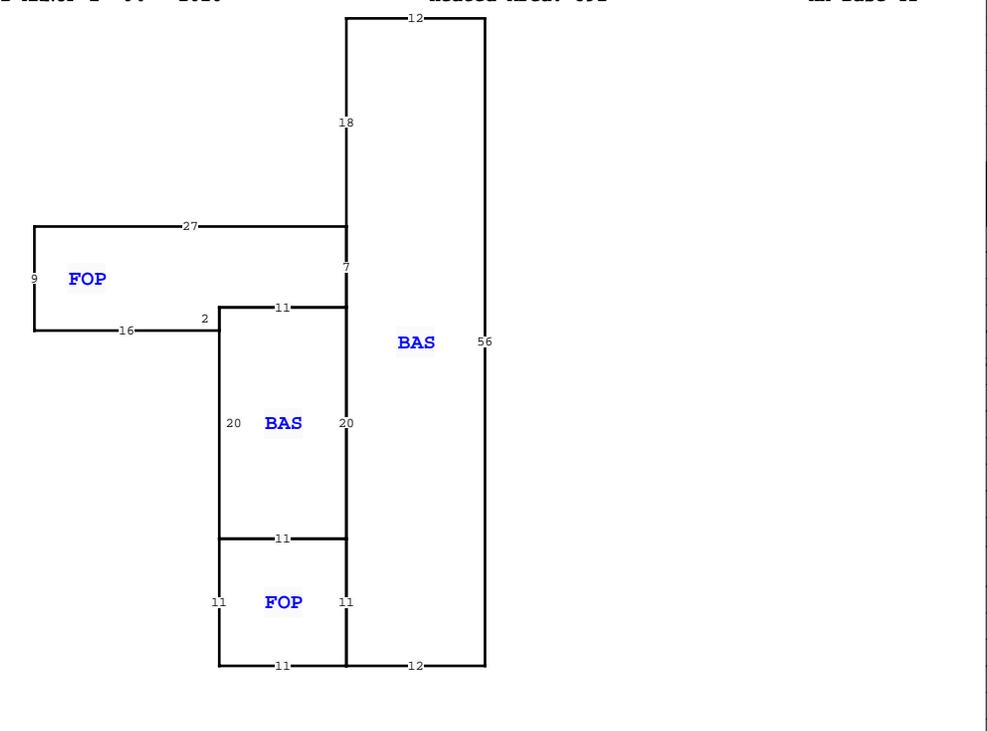


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	01 FLAT 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	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			
2000	02	1,011	114.9000	93.07	94,094	1969	1969	0	0	0	45.00	55.00		



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	6417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	11,261
BAS	672	100		672	34,399
FOP	121	35		42	2,150
FOP	221	35		77	3,941
TOTALS	1,234			1,011	51,752

1135 SW GRANDVIEW ST, LAKE CITY

BLD DATE	LGL DATE	05/12/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0210	GARAGE U	0	0	24	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	15,000	
2	0296	SHED METAL	0	0	7	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	10	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
5	0296	SHED METAL	0	0	13	9	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,500	
8	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,500	

TOTAL OB/XF 28,200

LAND DESCRIPTION																								
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		RSF/ME	10.00	140.00	15,400.00	SF		1.00	1.00	1.00	1.25	1.25	19,250							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			51,752
TOTAL MARKET OB/XF VALUE			28,200
TOTAL LAND VALUE - MARKET			19,250
TOTAL MARKET VALUE			99,202
SOH/AGL Deduction			0
ASSESSED VALUE			99,202
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,202
TOTAL JUST VALUE			99,202
NCON VALUE			4,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051358	Electrical Servic	0	11/01/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/542	11/20/2025	WD	Q	I	01	125,000
GRANTOR: JOHNSTON JAMES HOWARD						
GRANTEE: MHPJR, LLC						
1529/1214	12/12/2024	WD	Q	I	01	100,100
GRANTOR: CRAFT DAVID WAYNE						
GRANTEE: JOHNSTON JAMES HOWA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 S18 FOP= W27 S9 E16N2 E11 N7S S7 BAS= W11 S20 E11 N20S S20 FOP= W11 S11 E11N11S S11 E12 N56S.