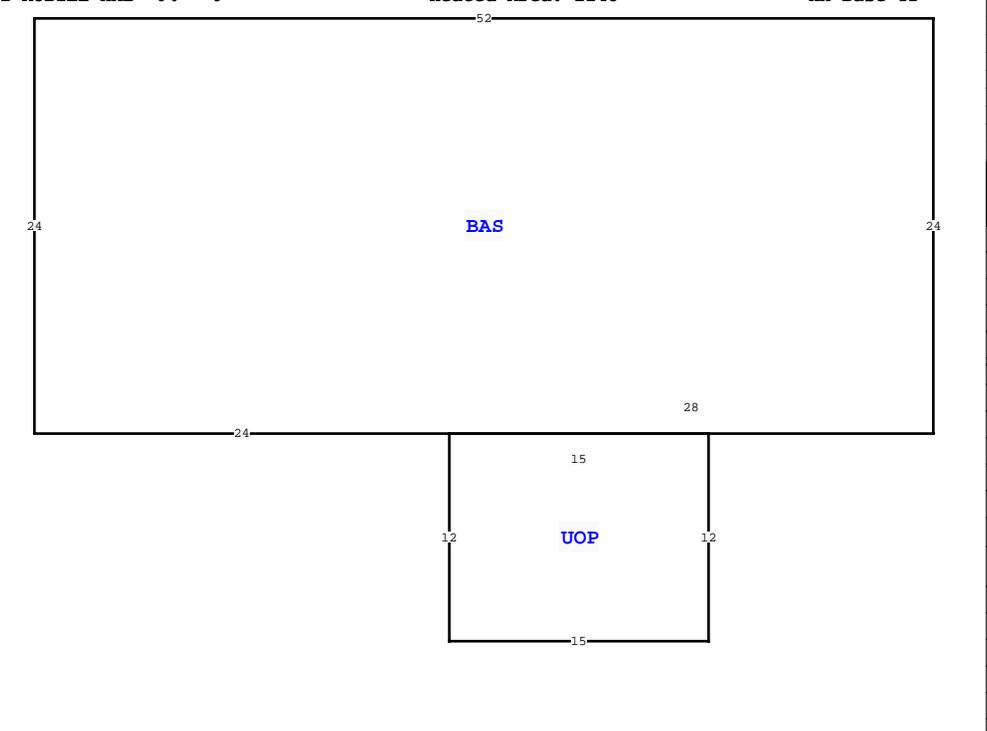




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	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
0800	02	1,293	84.5100	53.24	68,839	1984	1984	0	0	60.00	40.00



Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	6516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	26,578
UOP	180	25		45	958
TOTALS	1,428			1,293	27,536

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			27,536
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			100,736
SOH/AGL Deduction			24,926
ASSESSED VALUE			75,810
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			75,810
TOTAL JUST VALUE			100,736
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,427
PRMT:1:1: 1986			
XFOB:1:1: SEVI MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045887	Electrical Servic	0	11/09/2022
7100	M H	60	04/30/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/1522	9/05/2017	WD	U	I	11	100
GRANTOR: RYAN & JENNIFER ANN C						
GRANTEE: PRINCIPAL PARTNERS						
1197/2399	5/14/2010	WD	Q	I	01	75,000
GRANTOR: AMBROSIA INVESTMENTS						
GRANTEE: RYAN CONLEY						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	05/06/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
472 SW BARRS GLN, LAKE CITY				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S24 E24 UOP= S12 E15 N12 W15 E28 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF														8,200								
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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							