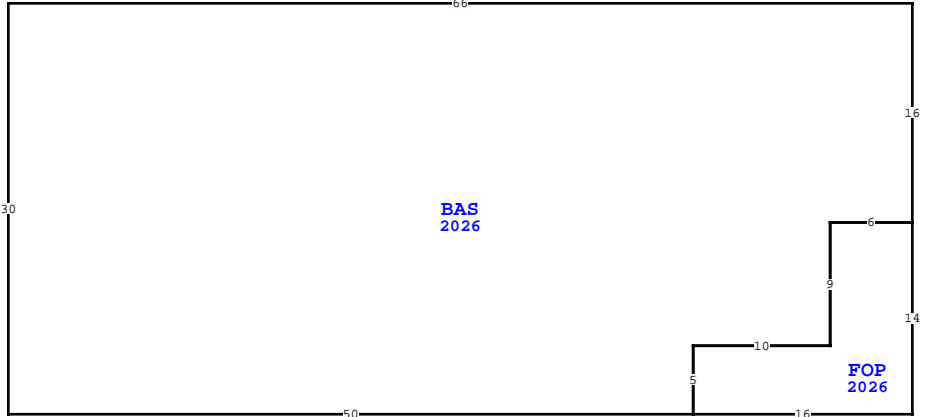


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,846	100	2026
FOP	134	35	2026
TOTALS	1,980		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2023	02	1,893	113.0000	113.00	213,909	2025	2025	0	0	2.00	98.00		
1 MANUF 3 0% - 2026 Heated Area: 1846 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			209,631
TOTAL MARKET OB/XF VALUE			35,560
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			310,191
SOH/AGL Deduction			11,167
ASSESSED VALUE			299,024
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			299,024
TOTAL JUST VALUE			310,191
NCON VALUE			241,191
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			59,000
PRCL:0:1: 03/18/2020 AERIAL UPDATE			
PERMIT NUM			
DESCRIPTION			
AMT			
ISSUED			
000053452	Mobile Home		06/25/2025
000053222	Right-of-Way Acce		05/22/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/2171	2/14/2020	WD	Q	V	01	38,500
GRANTOR: CHARLES E FLEMING						
GRANTEE: DENNIS R & KIMBERLE						
1038/0856	2/18/2005	WD	Q	V		180,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHARLES E & CATHY A						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	9946	Well	0	0	0
2	0040	BARN, POLE	0	0	0
3	0020	BARN, FR	0	0	0
4	9947	Septic	0	0	0

TOTAL OB/XF													
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
1	9946	Well	0	0	0	UT	4,000.00	4,000.00	100	2026	2025	3	100
2	0040	BARN, POLE	0	0	0	UT	960.00	960.00	100	2026	2025		100
3	0020	BARN, FR	0	0	0	UT	10.00	10.00	100	2026	2025		100
4	9947	Septic	0	0	0	UT	3,000.00	3,000.00	100	2026	2025		100
TOTALS													

BUILDING NOTES						
354 SW COLONY GLN, LAKE CITY						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/07/2026 MLU						

BUILDING DIMENSIONS						
BAS=[YR=2026;ORIG=54,4] W66 S30 E50 N5 E10 N9 E6 N16 \$						
FOP=[YR=2026;ORIG=54,20] W6 S9 W10 S5 E16 N14 \$						

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
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00
TOTALS													