



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		4	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
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
UOP	312	25	
TOTALS	2,592		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2003						
Heated Area: 2280						HX Base Yr 2003					
631 SW NORMA JEAN GLN, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/07/2025		MLU			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		141,803	
TOTAL MARKET OB/XF VALUE		28,200	
TOTAL LAND VALUE - MARKET		44,000	
TOTAL MARKET VALUE		214,003	
SOH/AGL Deduction		92,783	
ASSESSED VALUE		121,220	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		69,809	
TOTAL JUST VALUE		214,003	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,059	
SALE:5:1: LOT 2 HIGHLAND FARMS, 1978 DW MH INCL			
SALE:4:1: LOT 2 HIGHLANDS FARMS W 1978 DW MOB HOME			
SALE:3:1: LOT 2 HIGHLAND FARMS S/D			
SALE:2:1: ONLY A LIFE ESTATE (1978 DW MH)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002	M H	125	09/30/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0951/1629	4/18/2002	WD	Q	I	01	500
GRANTOR: CREIGHTON						
GRANTEE: JOHN & JUDITH HALL						
0947/1878	2/22/2002	WD	U	I	07	26,428
GRANTOR: CARRELL MCKEE RAINS &						
GRANTEE: JAMES M & DIANNA LY						

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	0080	DECKING	0	100	0	0			1.00	UT	0.00				200	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				600	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000	
4	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				1,500	
5	0070	CARPORT UF	0	100	18	20			360.00	UT	2.50				900	
6	0030	BARN, MT	0	0	30	40			1,200.00	UT	15.00				18,000	
TOTAL OB/XF													28,200			

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W76 S30 E29 UOP= S12 E26 N12 W26\$ E47 N30\$.												

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	55,000.00	44,000.00	44,000								