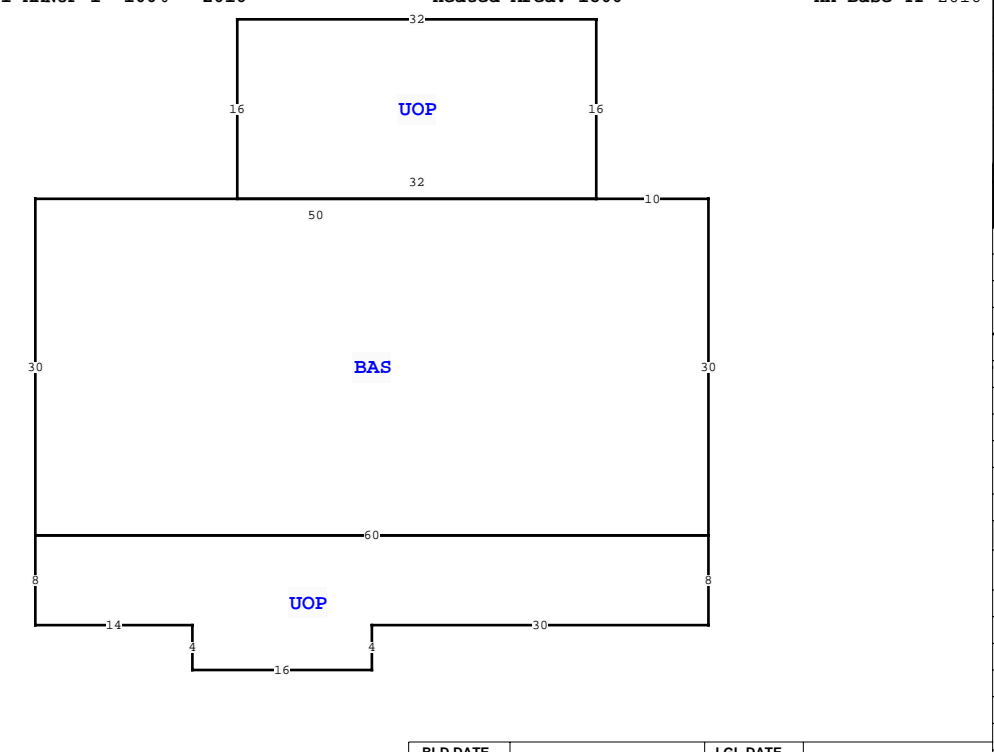


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	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		
2021	02	2,064	103.9000	97.67	201,591	2006	2006	0	0	45.00	55.00		
1 MANUF 1 100% - 2016 Heated Area: 1800 HX Base Yr 2016													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	110,875			
TOTAL MARKET OB/XF VALUE	37,640			
TOTAL LAND VALUE - MARKET	58,500			
TOTAL MARKET VALUE	207,015			
SOH/AGL Deduction	77,382			
ASSESSED VALUE	129,633			
TOTAL EXEMPTION VALUE	HX HB WX 56,411			
BASE TAXABLE VALUE	73,222			
TOTAL JUST VALUE	207,015			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	198,315			

Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	6617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	96,693
UOP	512	25		128	6,876
UOP	544	25		136	7,306
TOTALS	2,856			2,064	110,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042062	ELECTRICAL SERVIC	0	06/02/2021
23948	M H	457	12/09/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/2334	10/28/2025	LE U		I	14	100
GRANTOR: AVRAM LINDA (ENH LE)						
GRANTEE: NICHOLSON PARKE DAV						
1297/0111	6/24/2015	WD Q		I	01	127,000
GRANTOR: FLORA MEARS						
GRANTEE: JOSEPH & LINDA AVRA						

EXTRA FEATURES														852 SW MEADOWLANDS DR, LAKE CITY		BLD DATE	LGL DATE	MLU
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	XF DATE	AG DATE
1	0296	SHED METAL	0 100	19	30	570.00	UT	12.00	12.00	100	2008	2008	3	100	6,840			
2	0040	BARN, POLE	0 100	30	50	1,500.00	UT	10.00	10.00	100	2008	2008	3	100	15,000			
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000			
4	0294	SHED WOOD/	0 100	10	30	300.00	UT	11.00	11.00	100	2014	2014	3	100	3,300			
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400			
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600			
7	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500			

LAND DESCRIPTION														TOTAL OB/XF										37,640
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			0.00	0.00	1.00	LT		1.00	1.00	0.90	65,000.00	58,500.00	58,500							