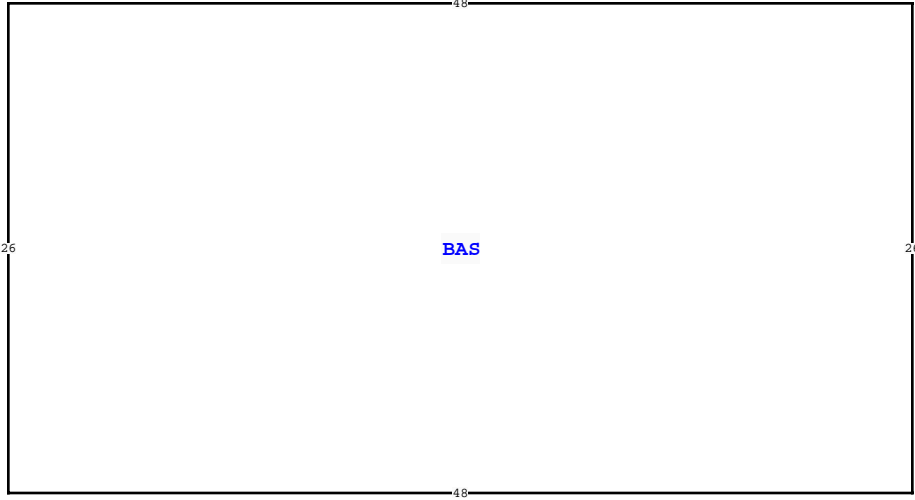


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual Units	01 CONV 100 0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,248	109.9150	103.32	128,943	1997	1997	0	0	45.00	55.00		
1 MANUF 1 100% - 2019 Heated Area: 1248 HX Base Yr 2019													



Quality	04 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	7217.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	70,919
TOTALS	1,248			1,248	70,919

1183 NW HAMP FARMER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			70,919	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			45,000	
TOTAL MARKET VALUE			122,919	
SOH/AGL Deduction			61,539	
ASSESSED VALUE			61,380	
TOTAL EXEMPTION VALUE	HX HB		36,380	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			122,919	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			117,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34741	M H	689	12/13/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/2044	7/28/2020	WD	U	I	30	155,000
GRANTOR: CHRIS BULLARD & AUDRE						
GRANTEE: COLUMBIA LAND MAINT						
1374/0373	10/24/2016	AG	U	V	21	50,000
GRANTOR: A S BULLARD AS TRUSTE						
GRANTEE: JEFFERY TODD & CATH						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 S26 E48 N26\$.													

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							