

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 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
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
1	MOBILE HME	0%	- 2026								

Heated Area: 1512 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			47,232
TOTAL MARKET OB/XF VALUE			9,246
TOTAL LAND VALUE - MARKET			29,760
TOTAL MARKET VALUE			86,238
SOH/AGL Deduction			0
ASSESSED VALUE			86,238
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,238
TOTAL JUST VALUE			86,238
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,378

Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	7416.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,058
FCP	231	25		58	1,613
FEP	120	85		102	2,837
FOP	24	35		8	222
UOP	72	25		18	501
TOTALS	1,959			1,698	47,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7766	M H	100	11/04/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/2430	11/10/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GENE)						
GRANTEE: BRODERSON TERRY L						
1553/1852	11/04/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DAVID)						
GRANTEE: RICH NCHOLAS						

EXTRA FEATURES		297 SW MOLLIE TER, LAKE CITY															
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	0210	GARAGE U	0	0	24	26	624.00	UT	3.60	3.60	100	1992	1992	3	100	2,246	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		TOTAL OB/XF 9,246																						
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	1.86	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,760							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FEP= N8 W15 S8 E15\$ W26 FOP= N4 W6 S4 E6\$ W16 S3 FCP= W11 S21 E11N21\$ S24 E28 UOP= S6 E12 N6W12\$ E28 N27\$.	