

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
ArchitECTUAL	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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	44,162
FCP	231	25		58	1,694
FEP	120	85		102	2,979
FOP	24	35		8	234
UOP	72	25		18	526
TOTALS	1,959			1,698	49,595

Quality	05 05
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	7416.0100 1.00/

297 SW MOLLIE TER, LAKE CITY

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	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	

BLD DATE			LGL DATE			
XF DATE			LAND DATE			
INC DATE			AG DATE			
					04/20/2026	MLU

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	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							

TOTAL OB/XF											
9,246											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			49,595
TOTAL MARKET OB/XF VALUE			9,246
TOTAL LAND VALUE - MARKET			29,760
TOTAL MARKET VALUE			88,601
SOH/AGL Deduction			0
ASSESSED VALUE			88,601
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			88,601
TOTAL JUST VALUE			88,601
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,378

XFOB:1:1: 1994 FLEETWOOD MH

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						

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\$.	