

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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
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
BAS	1,944	100	
UOP	158	25	
TOTALS	2,102		1,984

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2012	Heated Area: 1944		HX Base Yr 2012				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			116,835
TOTAL MARKET OB/XF VALUE			5,400
TOTAL LAND VALUE - MARKET			8,250
TOTAL MARKET VALUE			130,485
SOH/AGL Deduction			36,763
ASSESSED VALUE			93,722
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,311
TOTAL JUST VALUE			130,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/1468	3/03/2025	PB U		I	18	0
GRANTOR: CLERK OF COURT (WILLI)						
GRANTEE: PULS JESSICA						
1218/2521	7/07/2011	WD U		I	12	45,000
GRANTOR: NATIONAL CITY MORTGAG						
GRANTEE: WILLIAM G & JESSICA						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0	100	0
2	0169	FENCE/WOOD	0	100	0
3	9947	Septic	0	100	0

TOTAL OB/XF															
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	228 SW CHARLIE LN, LAKE CITY						04/15/2026	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
1	0190	FPLC PF	0	100	0	0	1.00	1,200.00	100	2007	2007	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	0.00	100	2014	2014	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	3,000.00	100			3	100	3,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S27 E42 UOP= S8 E11 S2 E7 N10 W18\$ E30 N27\$.	

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	0.50	AC		1.00	1.00	1.00	16,500.00	16,500.00	8,250							