



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7516.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	896	100	
TOTALS	896		22,354

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%	0		55,884	1981	1995	0	0	60.00	40.00	Heated Area: 896 HX Base Yr		
595 SW GRASSLAND WAY, LAKE CITY														
				BLD DATE					LGL DATE	05/08/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		22,354	
TOTAL MARKET OB/XF VALUE		7,650	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		48,004	
SOH/AGL Deduction		8,478	
ASSESSED VALUE		39,526	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		39,526	
TOTAL JUST VALUE		48,004	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		40,939	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20595	M H	125	04/09/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1119/0704	5/11/2007	WD Q	Q	I		55,000
GRANTOR: RODNEY G & PATRICIA A						
GRANTEE: EDUARDO JR & LISET						
1102/1236	11/10/2006	WD Q	Q	I		30,000
GRANTOR: ELIZABETH NEDELL						
GRANTEE: RODNEY G & PATRICIA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S14 E64 N14\$.	

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	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	75	2006	2006	3	75	300	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
TOTAL OB/XF 7,650																	

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							