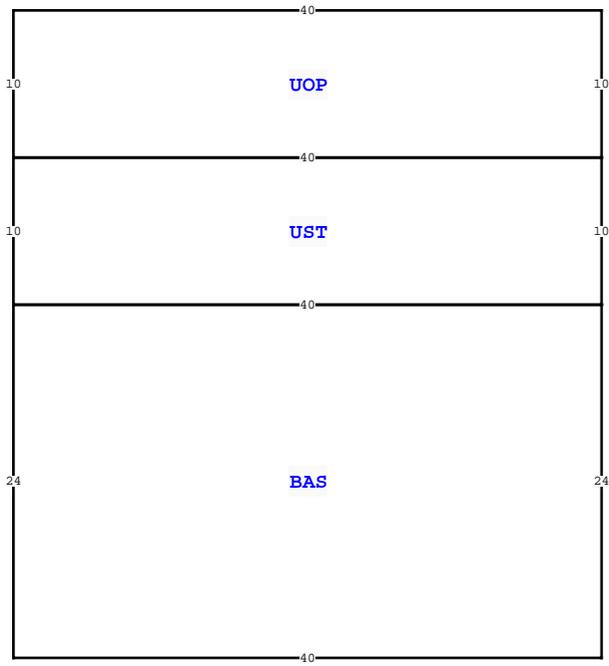


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	02 WINDOW 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	01 01 100				
Kitchen Adjus	01 01 100				
Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	7516.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	16,354
UOP	400	25		100	1,704
UST	400	45		180	3,066
TOTALS	1,760			1,240	21,125

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2024								
Heated Area: 960					HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				21,125		
TOTAL MARKET OB/XF VALUE				8,050		
TOTAL LAND VALUE - MARKET				65,000		
TOTAL MARKET VALUE				94,175		
SOH/AGL Deduction				46,603		
ASSESSED VALUE				47,572		
TOTAL EXEMPTION VALUE				HX HB 25,000		
BASE TAXABLE VALUE				22,572		
TOTAL JUST VALUE				94,175		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				83,168		
PRMT:1:1: LOT 6 MH - D. CRAWFORD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
11052	M H	125	04/18/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/408	5/25/2023	WD	Q	I	01	99,000
GRANTOR: PEREA JASON						
GRANTEE: TORRES DIRCEU						
1259/1428	8/07/2013	WD	U	I	12	30,000
GRANTOR: COLUMBIA BANK						
GRANTEE: JASON & LANA PEREA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W40 S24 E40 N24\$ UST= N10 UOP= N10 W40 S10 E40\$ W40 S10E40\$.						

EXTRA FEATURES															480 SW GRASSLAND WAY, 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
TOTAL OB/XF 8,050																	

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	65,000.00	65,000.00	65,000							