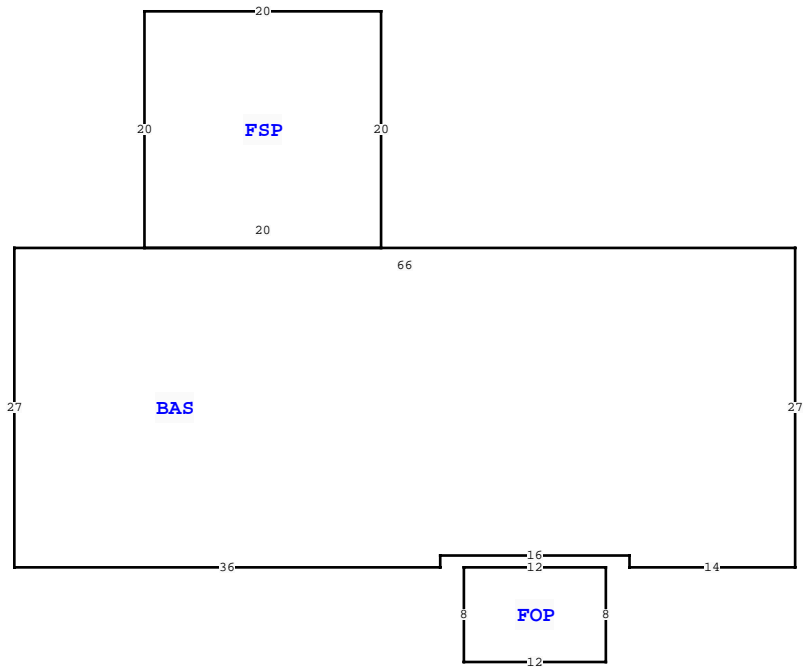


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 03
NEIGHBORHOOD/LOC	8217.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,766
FOP	96
FSP	400
PCT OF BASE	YEAR
100	
35	
40	
TOTAL ADJ AREA	SUBAREA MARKET VALUE
1,766	103,997
34	2,002
160	9,422
TOTALS	2,262 1,960 115,421

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,960	113.9000	107.07	209,857	1992	1992	0	0	45.00	55.00	
1 MANUF 1 0% - 2022 Heated Area: 1766 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			333,115
TOTAL MARKET OB/XF VALUE			35,200
TOTAL LAND VALUE - MARKET			173,040
TOTAL MARKET VALUE			403,833
SOH/AGL Deduction			49,845
ASSESSED VALUE			353,988
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			302,577
TOTAL JUST VALUE			541,355
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			531,267
XFOB:1:1: HORTON ID#HELT319GL & R			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043893	Mobile Home		03/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1551	5/04/2026	LE U		I	14	100
GRANTOR: KLEINBAUM JODIE B (EN)						
GRANTEE: KLEINBAUM JODIE B R						
1437/234	5/04/2021	WD Q		I	01	319,900
GRANTOR: MCELHANEY WALTER R JR						
GRANTEE: KLEINBAUM BARRY						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2010	2010	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	100	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2019	2019	3	65	3,900	
5	0210	GARAGE U	0	100	50	28	1,400.00	UT	0.00	100	2022	2021		100	14,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	100	2023	2022		100	800	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	2023	2022		100	1,200	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	2023	2022		100	7,000	

TOTAL OB/XF												
35,200												
9622 N US HIGHWAY 441 , LAKE CITY												
BLD DATE												
LGL DATE												
XF DATE												
LAND DATE												
INC DATE												
AG DATE												
05/18/2026 MLU												

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W66 S27 E36 N1 E16 S1 E14 N27 \$			
FSP=[ORIG=-55,-20] E20 S20 W20 N20 \$			
FOP=[ORIG=-28,27] E12 S8 W12 N8 \$			

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	100		A-1	0.00	0.00	5.26	AC		1.00	1.00	1.00	4,000.00	4,000.00	21,040							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	445.00	445.00	13,350							
3	5800	A	TIMBER 5	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	141.00	141.00	1,128							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	152,000							

