

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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		2	100
Bathrooms		1	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	06
NEIGHBORHOOD/LOC	8416.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	
FOP	96	35	
TOTALS	824		762
EXTRA FEATURES		276 SW HOBBY PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0120	CLFENCE 4	0 0 0 0
2	9947	Septic	0 0 0 0

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%	- 2023		Heated Area: 728					HX Base Yr		

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			21,013
TOTAL MARKET OB/XF VALUE			3,300
TOTAL LAND VALUE - MARKET			13,500
TOTAL MARKET VALUE			37,813
SOH/AGL Deduction			0
ASSESSED VALUE			37,813
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			37,813
TOTAL JUST VALUE			37,813
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			35,413
LAND:1:1: 0.50 AC. (RET. POND ON PART OF LOT)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10192	M H	125	09/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1347	7/01/2022	WD Q	I	01		35,000
GRANTOR: CONWAY BENJAMIN F						
GRANTEE: 276 SW HOBBY PL LAK						
1400/0070	11/27/2019	WD U	I	11		100
GRANTOR: JEANNE O CONWAY						
GRANTEE: BENJAMIN F CONWAY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W52 S14 E30 FOP= S8 E12 N8 W12\$ E22 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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
TOTAL OB/XF 3,300																

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	0.60	22,500.00	13,500.00	13,500							