

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	15	HARDTILE	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
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	938	100	
FSP	128	40	
UOP	96	25	
TOTALS	1,162		1,013 20,864

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,013	81.7290	51.49	52,159	1982	1982	0	0	60.00	40.00		
1 MOBILE HME 0% - 0													
Heated Area: 938 HX Base Yr													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				20,864		
TOTAL MARKET OB/XF VALUE				19,700		
TOTAL LAND VALUE - MARKET				24,320		
TOTAL MARKET VALUE				64,884		
SOH/AGL Deduction				3,313		
ASSESSED VALUE				61,571		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				61,571		
TOTAL JUST VALUE				64,884		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				62,371		
XFOB:1:1: NEW HORIZON M H						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/2478	12/17/2013	QT	U	I	18	0
GRANTOR: CLERK OF COURT (QUIET)						
GRANTEE: NORTHERN ALACHUA HO						
1255/2314	6/04/2013	TD	U	I	18	8,100
GRANTOR: CLERK OF COURT						
GRANTEE: NORTHERN ALACHUA HO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W18 UOP= N8 W12 S8 E12\$ W12 FSP= N8 W16 S8 E16 \$W37 S14 E67 N14\$.						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	9945	Well/Sept	0 0	0 0	1.00 UT
2	0169	FENCE/WOOD	0 0	0 0	1.00 UT
3	0040	BARN,POLE	0 0	0 0	1.00 UT
4	0296	SHED METAL	0 0	0 0	1.00 UT

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/20/2026	MLU								
283 SW LEONARD TER, 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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0169	FENCE/WOOD	0 0	0 0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
3	0040	BARN,POLE	0 0	0 0	1.00	UT	8,000.00	8,000.00	100	2025	2024		100	8,000	
4	0296	SHED METAL	0 0	0 0	1.00	UT	3,200.00	3,200.00	100	2025	2024		100	3,200	

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.52	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,320							

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.52	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,320							