

E 399.70 FT OF NW1/4 OF SW1/4,
EX N 1017.60 FT, & EX RD R/W.
(AKA LOTS 7 & 8 BARWICK EAST

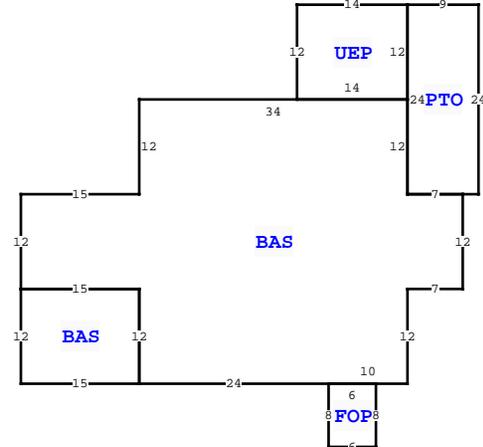
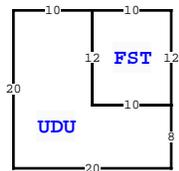
NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

08-4S-16-02816-018


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	04 PLYWOOD 50				
Interior Wall	05 DRYWALL 50				
Interior Floor	14 CARPET 100				
Air Condition	02 WINDOW 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	1.5 100				
Stories	1. 1. 100				
Architectural	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	8416.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	7,826
BAS	1,488	100		1,488	64,692
FOP	48	35		17	739
FST	120	55		66	2,869
PTO	216	5		11	478
UDU	280	60		168	7,304
UEP	168	70		118	5,130
TOTALS	2,500			2,048	89,039

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR/MH CON	0% - 0		72.46	148,398	1970	1980		0	40.00	60.00	
			Heated Area: 1668			HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		89,039	
TOTAL MARKET OB/XF VALUE		14,450	
TOTAL LAND VALUE - MARKET		40,960	
TOTAL MARKET VALUE		144,449	
SOH/AGL Deduction		22,928	
ASSESSED VALUE		121,521	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		121,521	
TOTAL JUST VALUE		144,449	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,776	
XFOB:1:1: PRINCESS M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1124/1301	7/05/2007	WD Q	I 65,000
GRANTOR: REBECCA F CARSON & AN			
GRANTEE: WAN BING NGAI			
0975/0935	2/18/2003	WD Q	I 35,000
GRANTOR: GRACE WILLIAMS			
GRANTEE: REBECCA FREEMAN & A			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W15 S12 BAS= S12 E15 N12 W15\$ E15 S12 E24 FOP= S8 E6 N8 W6\$ E10 N12 E7 N12 PTO= E2 N24 W9 S24 E7\$ W7N12 UEP= N12 W14 S12 E14\$ W34 S12\$ PTR= N30 UDU= N8 FST= N12 W10 S12 E10\$ W10 N12 W10 S20 E20\$ S30\$.			

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	0294	SHED WOOD/	0	0	19	21	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	DPTH 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		A-1	0.00	0.00	2.56	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,960								