

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	
TOTALS	1,728		1,728 45,578

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%	- 2019								
				Heated Area: 1728			HX Base Yr	2019			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		45,578	
TOTAL MARKET OB/XF VALUE		9,400	
TOTAL LAND VALUE - MARKET		13,875	
TOTAL MARKET VALUE		68,853	
SOH/AGL Deduction		30,740	
ASSESSED VALUE		38,113	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		13,113	
TOTAL JUST VALUE		68,853	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		68,853	
LAND:1:4: RENTED 2016			
LAND:1:3: MH ON LAND FLOODED IN 2012 UN LIVABLE			
LAND:1:2: LAND FLOODS			
LAND:1:1: 1.01 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050901	Roof Replacement	11,030	09/24/2024
10242	M H	125	09/25/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/2290	6/14/2016	WD	Q	I	01	14,000
GRANTOR: DAN R CESEN						
GRANTEE: SHERRI JASTRZEMBSKI						
1282/1217	9/30/2014	WD	Q	V	01	12,200
GRANTOR: GURU KULI HOLDING CO						
GRANTEE: DAN R CESEN						

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	1,200.00	100	1995	1995	3	100	1,200
2	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	100
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
4	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	300
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3	100	800
TOTALS															9,400	

BUILDING NOTES									
159 SW LYNNWOOD AVE, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/21/2023 MLU									

BUILDING DIMENSIONS									
BAS= W64 S27 E64 N27\$.									

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		RSF/ML	12.00	206.00	1.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	13,875							