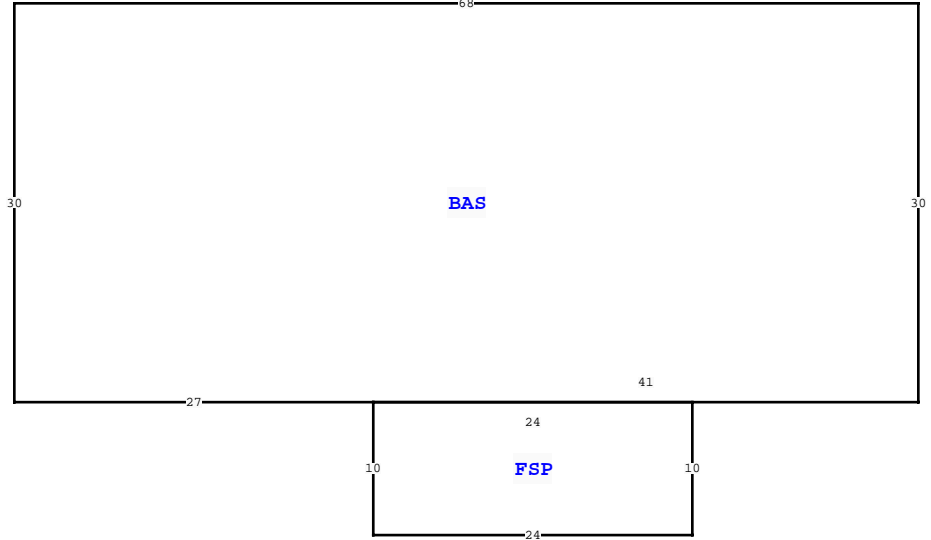


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	120,133
FSP	240	40		96	5,653
TOTALS	2,280			2,136	125,786

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2023		228,702	2004	2004	0	0	45.00	55.00	
			Heated Area: 2040				HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			125,786
TOTAL MARKET OB/XF VALUE			23,852
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			172,138
SOH/AGL Deduction			109,235
ASSESSED VALUE			62,903
TOTAL EXEMPTION VALUE	HX HB	37,903	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			172,138
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,138
LAND:1:1: 0.50 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045607	Storage Building	18,550	10/03/2022
21771	M H	357	04/21/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/808	5/31/2022	WD	Q	I	01	178,500
GRANTOR: CORNATZER CYNTHIA L						
GRANTEE: ALLAN THOMAS W						
1307/0154	12/29/2015	WD	Q	I	01	72,500
GRANTOR: PAMELA FARRELL-PEREZ						
GRANTEE: CYNTHIA L CORNATZER						

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	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,917.00	UT	2.00	50	2004	2004	3	50	1,917	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	50	2004	2004	3	50	600	
5	0120	CLFENCE 4	0	100	0	0	230.00	UT	4.50	100	2004	2004	3	100	1,035	
6	0060	CARPORT F	0	100	20	20	1.00	UT	0.00	100	2004	2004	3	100	500	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
8	0030	BARN,MT	0	100	24	26	1.00	UT	11,500.00	100	2023	2022		100	11,500	

TOTAL OB/XF												
23,852												
389 SW LYNNWOOD AVE, LAKE CITY												
BLD DATE			LGL DATE			04/14/2026			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W68 S30 E27 FSP= S10 E24 N10 W24\$ E41N30\$.												

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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							