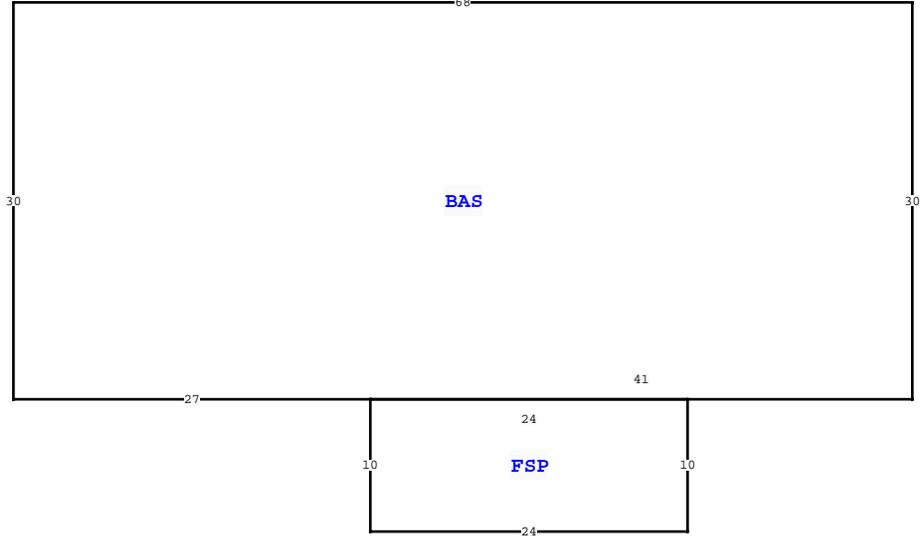


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,040	100	
FSP	240	40	
TOTALS	2,280		

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								
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			128,452
TOTAL MARKET OB/XF VALUE			23,852
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			174,804
SOH/AGL Deduction			111,901
ASSESSED VALUE			62,903
TOTAL EXEMPTION VALUE	HX HB	37,903	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			174,804
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	0	1.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	0	1,917.00	2.00	50	2004	2004	3	50	1,917	
3	9945	Well/Sept	0	100	0	0	0	1.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	20	0	240.00	5.00	50	2004	2004	3	50	600	
5	0120	CLFENCE 4	0	100	0	0	0	230.00	4.50	100	2004	2004	3	100	1,035	
6	0060	CARPORT F	0	100	20	20	0	1.00	0.00	100	2004	2004	3	100	500	
7	0252	LEAN-TO W/	0	100	0	0	0	1.00	0.00	100	2014	2014	3	100	100	
8	0030	BARN, MT	0	100	24	26	0	1.00	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							