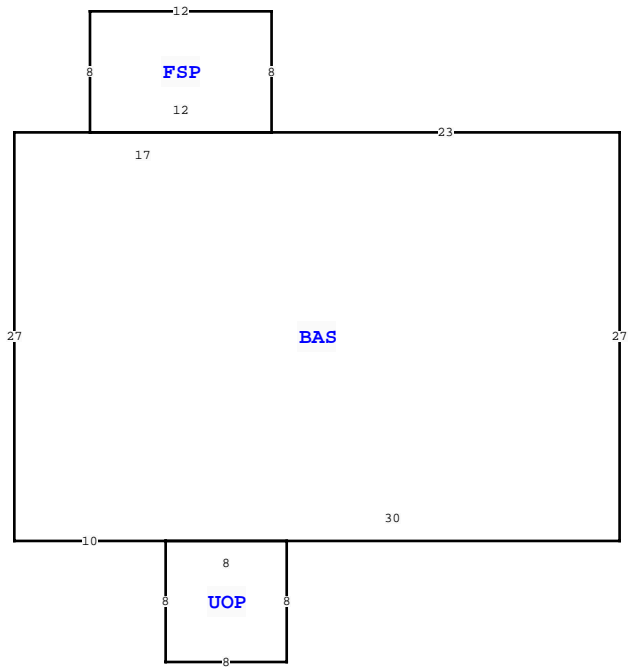


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	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	1,080	100	
FSP	96	40	
UOP	64	25	
TOTALS	1,240		
			1,134
			113,492

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%	2024	Heated Area: 1080		HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				113,492	
TOTAL MARKET OB/XF VALUE				3,875	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				139,867	
SOH/AGL Deduction				337	
ASSESSED VALUE				139,530	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				88,119	
TOTAL JUST VALUE				139,867	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				138,362	
LAND:1:1: 0.51 AC					
PRMT:1:1: CLARK					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
13442	M H	125	12/23/1997		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1293	8/06/2021	WD	Q	I	01	123,300
GRANTOR: MCDUGAL JOSHUA						
GRANTEE: ALFORD WESLEY BRIAN						
1439/1298	6/08/2021	CT	U	I	18	70,500
GRANTOR: CLERK OF COURT						
GRANTEE: MCDUGAL JOSHUA						

EXTRA FEATURES														539 SW LYNNWOOD AVE, 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	0120	CLFENCE	4	0	100	0	250.00	UT	4.50	4.50	60	1997	1997	3	60	675	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2024	2023		100	3,200	
TOTAL OB/XF 3,875																	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W23 FSP= N8 W12 S8 E12\$ W17 S27 E10 UOP= S8E8 N8 W8\$ E30 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF 3,875										
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							