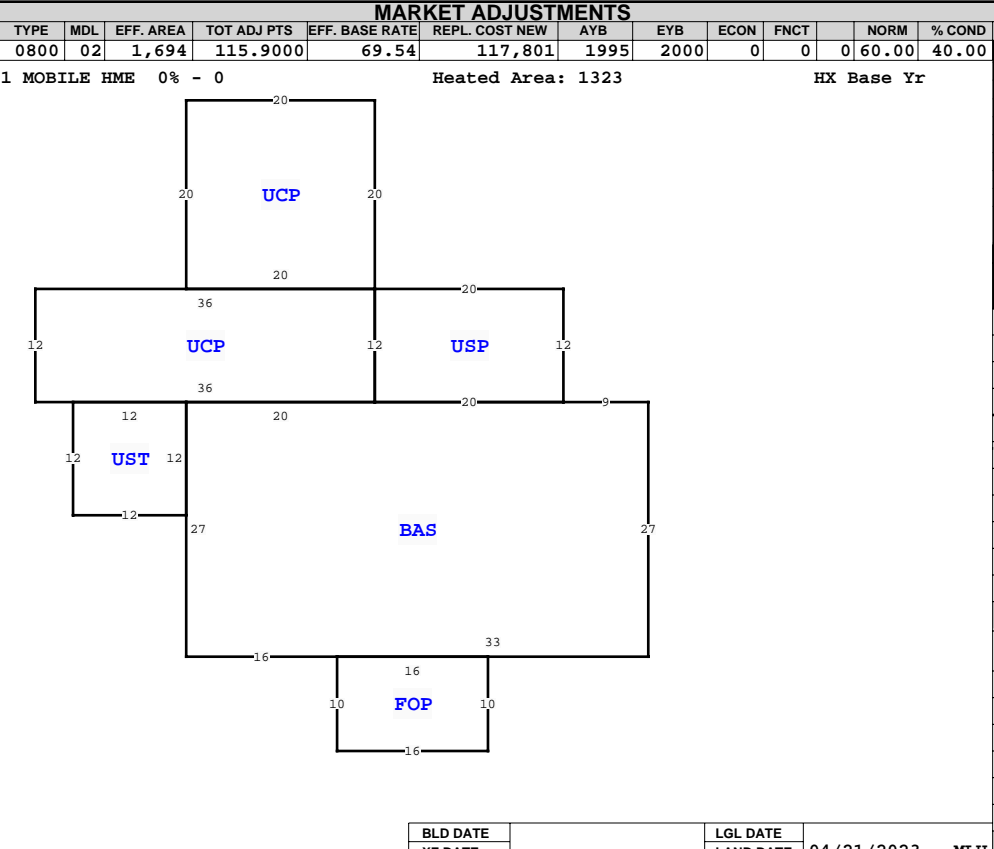


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	31	VINYL SID 100	0800	02	1,694	115.9000	69.54	117,801	1995	2000	0	0	60.00	40.00
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 0% - 0 Heated Area: 1323 HX Base Yr											
Roof Cover	12	MODULAR MT 100												
Interior Wall	05	DRYWALL 100												
Interior Floo	14	CARPET 90												
Interior Floo	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													
Architactual	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	9417.0500 1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	1,323	100		1,323	36,800									
FOP	160	35		56	1,558									
UCP	400	20		80	2,225									
UCP	432	20		86	2,392									
USP	240	35		84	2,336									
UST	144	45		65	1,808									
TOTALS	2,699			1,694	47,120									



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 2	
BUILDING MARKET VALUE				47,120	
TOTAL MARKET OB/XF VALUE				15,900	
TOTAL LAND VALUE - MARKET				66,925	
TOTAL MARKET VALUE				129,945	
SOH/AGL Deduction				0	
ASSESSED VALUE				129,945	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				129,945	
TOTAL JUST VALUE				129,945	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				129,945	
SALE:12:1: PRCL #08301-52 & 08301-043 COMBINED					
SALE:5:1: 4.85 ACRES					
BLDG:2:1: PARK MH (FATHER LIVES HERE)					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8769	M H	125	08/24/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1225	10/03/2017	WD	Q	I	01	125,000
GRANTOR: DORIS ROBINSON INDIV						
GRANTEE: DANIEL JAMES CARVER						
1260/2728	9/04/2013	WD	U	I	11	100
GRANTOR: JACK & DORIS ROBINSON						
GRANTEE: DORIS C ROBINSON AS						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
395 SE PIUTE WAY, LAKE CITY																		04/21/2023		MLU
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	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000				
2	0166	CONC, PAVMT	0	0	20	20	400.00	UT	1.50	1.50	100	1994	1994	3	100	600				
3	0294	SHED WOOD/	0	0	8	8	1.00	UT	0.00	0.00	100	1994	1994	3	100	200				
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200				
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000				
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,500				
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000				
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200				
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W9 USP= N12 W20 S12 E20\$ W20 UCP= N12 UCP= N20 W20 S20 E20\$ W36 S12 E36\$ W20 UST= W12 S12 E12 N12\$ S27 E16 FOP= S10 E16 N10 W16\$ E33 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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.97	AC		1.00	1.00	0.80	12,500.00	10,000.00	29,700							
3	9630	C	SWAMP	0		A-1	0.00	0.00	2.25	AC		1.00	1.00	1.00	100.00	100.00	225							