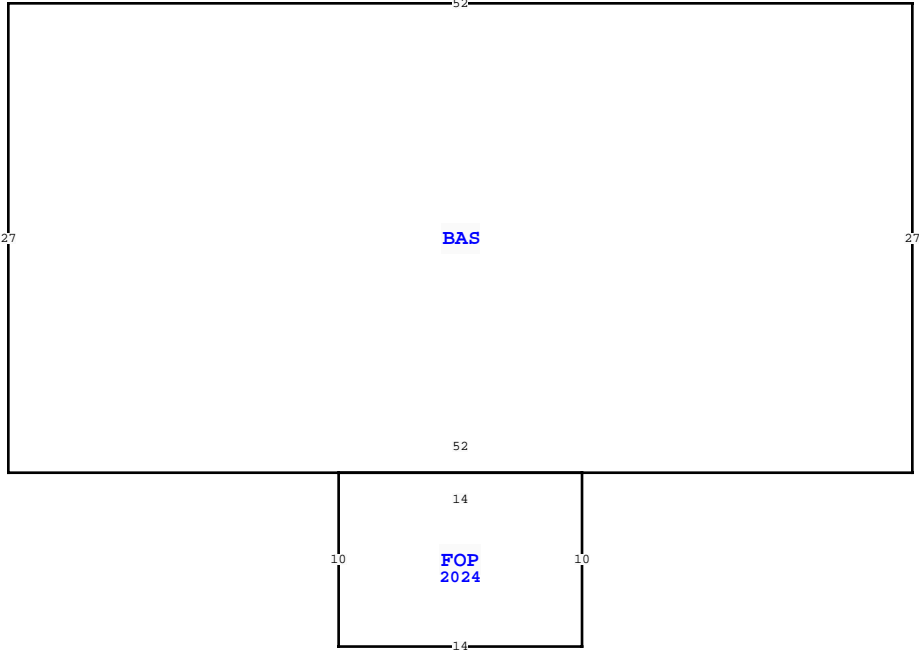




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	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	9417.0600 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,564
FOP	140	35	2024	49	2,951
TOTALS	1,544			1,453	87,515

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	1,453	116.5000	109.51	159,118	1999	1999		0	0	45.00	55.00
1 MANUF 1 100% - 2024 Heated Area: 1404 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			87,515
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			113,815
SOH/AGL Deduction			4,647
ASSESSED VALUE			109,168
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			57,757
TOTAL JUST VALUE			113,815
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18509	M H	125	07/16/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/1933	9/27/2023	WD Q	I	01		129,900
GRANTOR: MURACO GARY SR						
GRANTEE: ARMSTRONG MONTANA J						
1462/1475	3/18/2022	WD Q	I	01		118,400
GRANTOR: ARDON LUIS S						
GRANTEE: MURACO GARY SR						

EXTRA FEATURES		283 SE CHARMONT LN, 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	0261	PRCH, UOP	0 100 0 0 1.00 UT 0.00 0.00 100 2012 2012 3 100 300
2	9947	Septic	0 100 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000
3	0296	SHED METAL	0 100 0 0 1.00 UT 0.00 0.00 100 2024 2023 100 500

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W52 S27 E52 N27 \$	
FOP=[YR=2024;ORIG=-33,27] E14 S10 W14 N10 \$	

LAND DESCRIPTION		TOTAL OB/XF 3,800																						
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							