

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 80		
13	LAM/VNLPLK 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
1.	Stories	1.	1. 100
01	CONV 100		
	Architectural Units	0	100
03	03 100		
01	01 100		
	Condition Adj		
	Kitchen Adjus		
05	05		
0200	MOBILE HOME		
	MAP NUM		01
	NEIGHBORHOOD/LOC	9516.0300	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620 140,305
TOTALS	1,620		1,620 140,305

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	1,620	114.2000	109.63	177,601	1998	2015	0	0	21.00	79.00			
1 MANUF 1 0% - 0 Heated Area: 1620 HX Base Yr														
7392 SW COUNTY ROAD 240 , LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/22/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				140,305	
TOTAL MARKET OB/XF VALUE				8,200	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				203,505	
SOH/AGL Deduction				23,316	
ASSESSED VALUE				180,189	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				180,189	
TOTAL JUST VALUE				203,505	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				200,804	
SALE:2:1: LOT 6, OAKFIELD ACRES					
PRMT:1:1: KEELER					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
13333	M H	125	11/21/1997		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/2602	11/13/2019	WD	Q	I	01	124,000
GRANTOR: MORAHN STAHL & JOSEPH						
GRANTEE: REBECCA LESPERANCE						
1391/1711	7/26/2019	WD	U	I	11	100
GRANTOR: HUGH A BUIE JR AS IND						
GRANTEE: MORGAN STAHL & ETAL						

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	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES			
7392 SW COUNTY ROAD 240 , LAKE CITY			

BUILDING DIMENSIONS			
BAS= W60 S27 E60 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	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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							