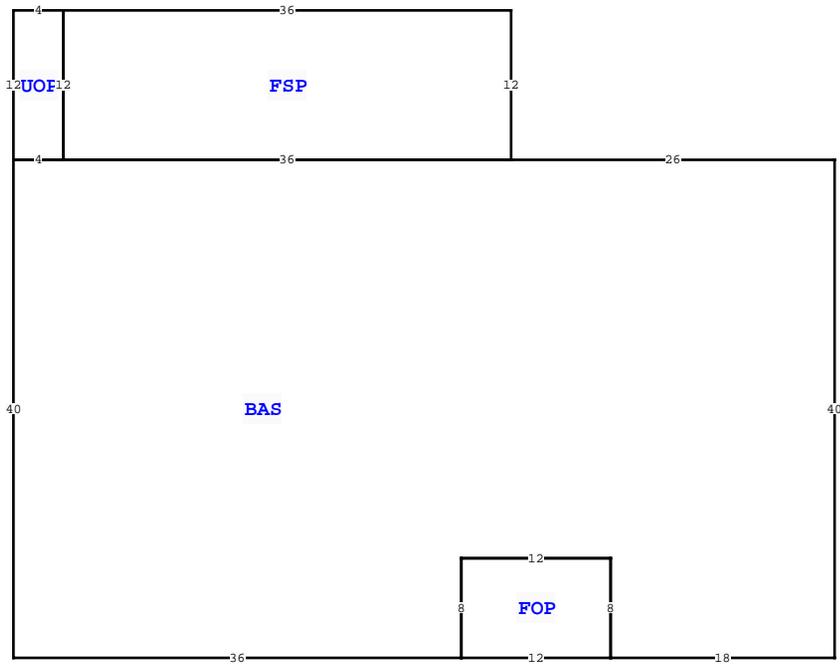


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0210	01	2,756	107.8000	102.41	282,242	2008	2008	0	0	0	42.00	58.00		
1 MODULAR 1 100% - 2009 Heated Area: 2544 HX Base Yr 2009														



Quality	05 05				
DOR CODE	0201 MODULAR HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	9516.0300 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,544	100		2,544	151,108
FOP	96	30		29	1,723
FSP	432	40		173	10,276
UOP	48	20		10	594
TOTALS	3,120			2,756	163,700

163 SW PRETORIA CT, LAKE CITY

BLD DATE	LGL DATE	04/22/2026	MLU
XF DATE	LAND DATE		
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	163,700		
TOTAL MARKET OB/XF VALUE	15,256		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	233,956		
SOH/AGL Deduction	101,794		
ASSESSED VALUE	132,162		
TOTAL EXEMPTION VALUE	HX HB VX WX 61,411		
BASE TAXABLE VALUE	70,751		
TOTAL JUST VALUE	233,956		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	232,293		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050771	Electrical Servic	0	09/09/2024
000049729	Roof Replacement	16,600	05/06/2024
26929	SFR	425	04/16/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/2580	4/08/2026	LE	U	I	14	100
GRANTOR: HILTON NITA A						
GRANTEE: HILTON NITA A (ENH						
1003/1308	12/29/2003	WD	Q	V		23,000
GRANTOR: RUSSELL BENJAMIN & BE						
GRANTEE: WILLIAM L & NITA HI						

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	0060	CARPORT F	0 100	18 40	720.00	UT	2.50	2.50	100	2008	2008	3	100	1,800	
2	0060	CARPORT F	0 100	20 20	400.00	UT	2.50	2.50	100	2008	2008	3	100	1,000	
3	0296	SHED METAL	0 100	12 24	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
4	0080	DECKING	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0060	CARPORT F	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
6	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0104	GENERATOR	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
TOTALS														15,256	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 FSP= N12 W36 S12 E36\$ W36 UOP= N12 W4 S12 E4\$ W4 S40 E36 FOP= E12 N8 W12 S8\$ N8 E12 S8 E18 N40\$.	

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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							