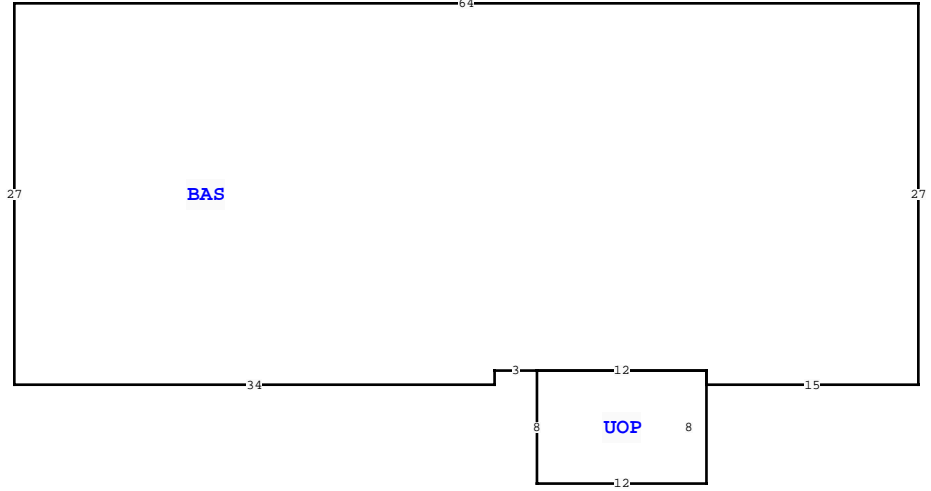




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	07	CORK/VTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	03
NEIGHBORHOOD/LOC	10316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,713	100	
UOP	96	25	
TOTALS	1,809		
TOTALS		1,737	103,904

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,737	115.7000	108.76	188,916	1994	1994	0	0	45.00	55.00
1 MANUF 1 100% - 2008 Heated Area: 1713 HX Base Yr 2008											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			103,904
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			48,150
TOTAL MARKET VALUE			161,154
SOH/AGL Deduction			99,336
ASSESSED VALUE			61,818
TOTAL EXEMPTION VALUE	HX HB		36,818
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			161,154
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14462	M H	125	08/28/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/1918	7/25/2007	WD	Q	I		137,000
GRANTOR: JONATHAN & ALESANDRA						
GRANTEE: PENTAZ WILSON						
1126/1916	7/25/2007	WD	Q	I	04	100
GRANTOR: O' STEEN						
GRANTEE: JANATHAN & ALESANDR						

EXTRA FEATURES		291 NW COLIN CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP L W UNITS UT
1	0190	FPLC PF	0 100 0 0 1.00 UT
2	0294	SHED WOOD/	0 100 0 0 1.00 UT
3	9945	Well/Sept	0 100 0 0 1.00 UT
4	0294	SHED WOOD/	0 100 0 0 1.00 UT
5	0252	LEAN-TO W/	0 100 0 0 1.00 UT

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/11/2026	MLU
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BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W64 S27 E34 N1 E3 UOP= S8 E12 N8 W12 E12 S1 E15 N27 S.	

LAND DESCRIPTION		TOTAL OB/XF 9,100																						
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		A-1	0.00	0.00	5.35	AC		1.00	1.00	1.00	9,000.00	9,000.00	48,150							