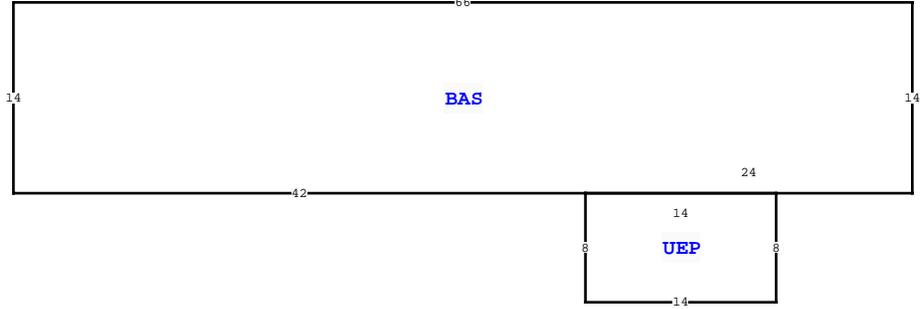


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	10316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UEP	112	70	
TOTALS	1,036		1,002

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2010	Heated Area: 924			HX Base Yr 2010			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	59,728		
TOTAL MARKET OB/XF VALUE	8,350		
TOTAL LAND VALUE - MARKET	18,880		
TOTAL MARKET VALUE	86,958		
SOH/AGL Deduction	67,678		
ASSESSED VALUE	19,280		
TOTAL EXEMPTION VALUE	HX HB	19,280	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	86,958		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	80,998		
SALE:3:1: INCLUDES 1994 MIRA SWMH #H107768G			
SALE:1:1: LOT 4 BLK F PARNELL HILLS UNIT II			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051922	Roof Replacement	5,200	12/26/2024
19214	M H	125	02/11/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1059/2713	9/27/2005	WD	Q	I		50,000
GRANTOR: MCMAHON						
GRANTEE: ALISA STOCKBURGER						
1033/2057	12/17/2004	WD	Q	I		39,000
GRANTOR: LANA KELLY PHELPS						
GRANTEE: JAMES J & JOSEFINA						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
252 NW JAN CT, LAKE CITY					05/07/2026	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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2008	2008	3	50	450	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
TOTAL OB/XF 8,350																	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S14 E42 UEP= S8 E14 N8 W14\$ E24 N14\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	87.00	232.00	1.18	AC	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	16,000.00	16,000.00	18,880							