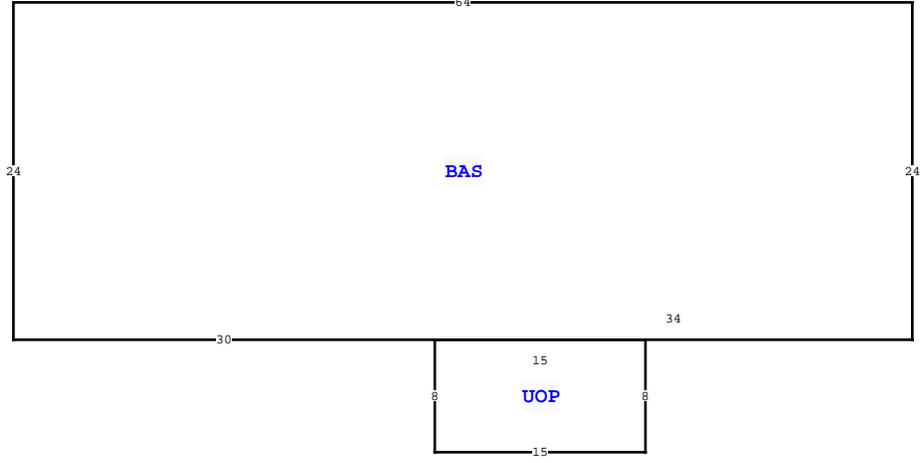


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,566	114.8000	96.43	151,009	1988	1988	0	0	45.00	55.00		
1 MANUF 1 0% - 2026 Heated Area: 1536 HX Base Yr													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	81,464
UOP	120	25		30	1,591
TOTALS	1,656			1,566	83,055

279 NW TIMBER WAY, LAKE CITY

BLD DATE	LGL DATE	05/07/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	40	2008	2008	3	40	360	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

TOTAL OB/XF 11,910

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	0200	C	MBL HM	0		RSF/ME	75.00	175.00	1.21	AC		1.00	1.00	1.00	16,000.00	16,000.00	19,360							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			83,055
TOTAL MARKET OB/XF VALUE			11,910
TOTAL LAND VALUE - MARKET			19,360
TOTAL MARKET VALUE			114,325
SOH/AGL Deduction			0
ASSESSED VALUE			114,325
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,325
TOTAL JUST VALUE			114,325
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2431	5/15/2025	WD	U	I	12	70,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CABALLERO NOEL						
1535/1295	7/23/2024	WD	U	I	12	100
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W64 S24 E30 UOP= S8 E15 N8 W15 E34 N24\$.