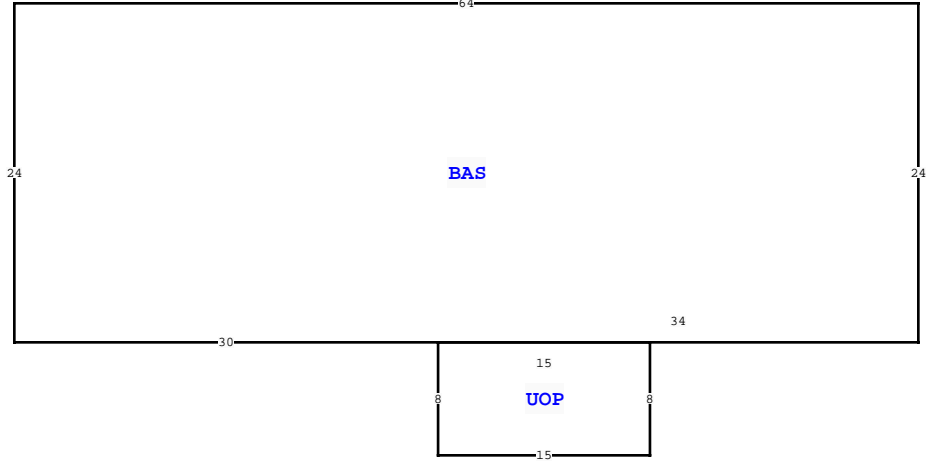


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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	% COND
0200	02	1,566	114.8000	92.99	145,622	1988	1988	0	0	45.00
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	78,558
UOP	120	25		30	1,535
TOTALS	1,656			1,566	80,092

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	80,092		
TOTAL MARKET OB/XF VALUE	11,910		
TOTAL LAND VALUE - MARKET	19,360		
TOTAL MARKET VALUE	111,362		
SOH/AGL Deduction	0		
ASSESSED VALUE	111,362		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	111,362		
TOTAL JUST VALUE	111,362		
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						

EXTRA FEATURES		279 NW TIMBER WAY, LAKE CITY															
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	

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

BUILDING NOTES	

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

LAND DESCRIPTION										TOTAL OB/XF										11,910				
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							