

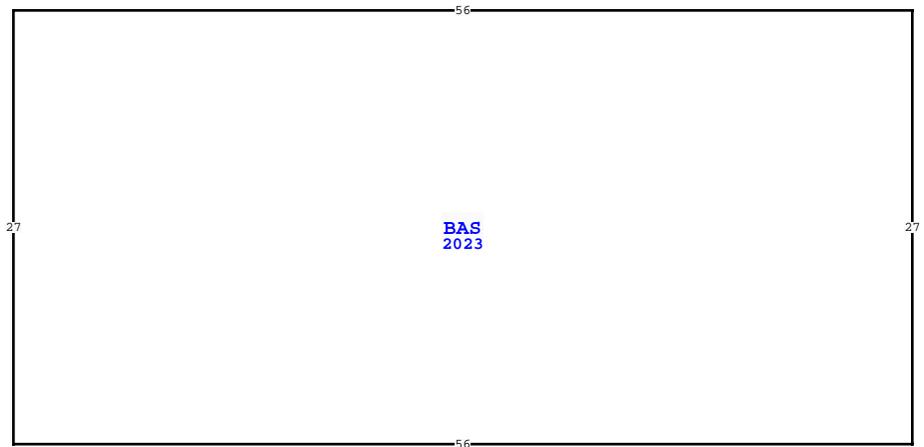
LOT 5 BLOCK A TROY PINES S/D.
636-16, 715-526, 806-1686, 1007-

COPLEY ANGELA
244 SW OCALA WAY
LAKE CITY, FL 32024

2026

10-4S-16-02888-001


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			06		
		10416.070	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2023	1,512	164,669
TOTALS	1,512			1,512	164,669

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0202	02	1,512	113.5000	114.64	173,336	2022	2022	0	0	5.00	95.00													
3 MANUF 2			100% - 2023			Heated Area: 1512			HX Base Yr 2023															
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/21/2023		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			04/21/2023																					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			164,669	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			190,169	
SOH/AGL Deduction			24,645	
ASSESSED VALUE			165,524	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			114,113	
TOTAL JUST VALUE			190,169	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			190,291	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044610	Mobile Home		06/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1583	2/14/2022	WD Q	Q	I	03	25,000

GRANTOR: CHAMBLISS MELISSA G
GRANTEE: COPLEY ANGELA

EXTRA FEATURES		244 SW OCALA 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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

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	100		RSF/MB	66.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=14,9] E56 S27 W56 N27 \$	

TOTAL OB/XF																	7,000											
REVIEW DATE 06/14/2022 BY JB																	Total Acres: 0.92		Total Land Value: 18,500		Market: 0		Agricultural: 0		Common: 18,500		PRINTED 05/08/2026 BY SYS	