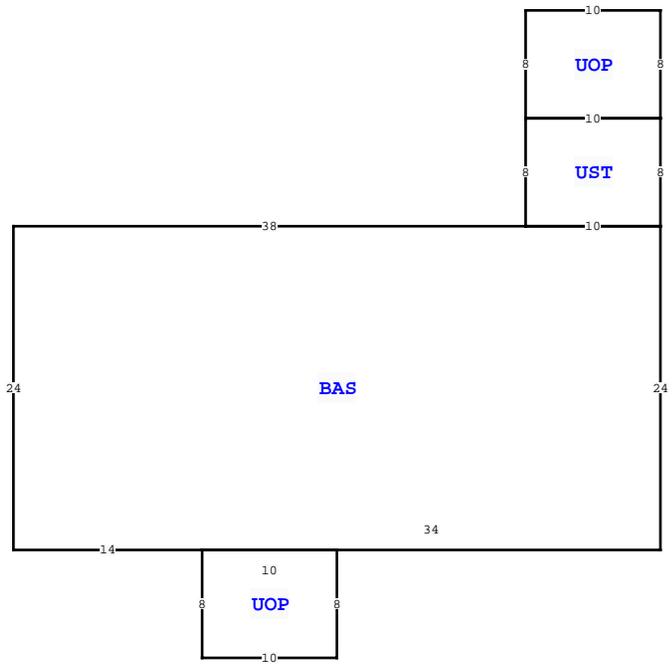


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	02 02 100
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		
0800	02	1,228	87.8985	52.74	64,765	1994	1994	0	0	60.00	40.00		
2 MOBILE HME 0% - 2026 Heated Area: 1152 HX Base Yr													



Quality	02 02				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	10416.070 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	24,302
UOP	80	25		20	422
UOP	80	25		20	422
UST	80	45		36	760
TOTALS	1,392			1,228	25,906

328 SW SUNSET WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0	0	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

TOTAL OB/XF 9,200

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/MH	0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		25,906	
TOTAL MARKET OB/XF VALUE		9,200	
TOTAL LAND VALUE - MARKET		15,750	
TOTAL MARKET VALUE		50,856	
SOH/AGL Deduction		0	
ASSESSED VALUE		50,856	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		50,856	
TOTAL JUST VALUE		50,856	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,160	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/543	9/24/2025	WD	U	I	37	30,000
GRANTOR: POWELL JASON C						
GRANTEE: PEARCE LOIS E LIVIN						
1397/2344	10/31/2019	WD	U	I	30	100
GRANTOR: JASON LEE POWELL						
GRANTEE: J C POWELL, W C POW						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W38 S24 E14 UOP= S8 E10 N8 W10\$ E34 N24 UST= N8 UOP= N8 W10 S8 E10\$ W10 S8 E10\$ W10\$.