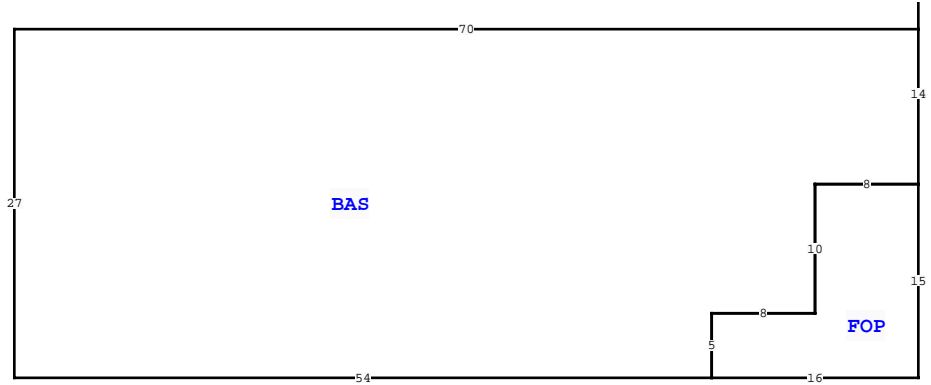


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	01	01	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		
0201	02	1,856	90.8000	85.35	158,410	2002	2002	0	0	45.00	55.00		
1 MANUF 1 100% - 2022 Heated Area: 1800 HX Base Yr 2022													



Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	10516.030 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,800	100
FOP	160	35
TOTALS	1,960	1,856
		87,126

6533 SW COUNTY ROAD 240 , LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/22/2026 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	0030	BARN,MT	0	100	24	40	UT	11.00	11.00	100	2022	2021		100	10,560	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			87,126	
TOTAL MARKET OB/XF VALUE			17,560	
TOTAL LAND VALUE - MARKET			81,100	
TOTAL MARKET VALUE			185,786	
SOH/AGL Deduction			30,023	
ASSESSED VALUE			155,763	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			104,352	
TOTAL JUST VALUE			185,786	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			177,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047343	Roof Replacement	4,760	05/31/2023
39023	M H	0	12/11/2019
37981	PUMP/UTPOL	50	04/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/1021	7/23/2021	WD	U	V	34	55,000
GRANTOR: KIRBY BRENDA SUE						
GRANTEE: COPELAND CHRISTOPHE						
1272/1256	3/31/2014	QC	U	V	12	95,800
GRANTOR: BRODIE ALLRED						
GRANTEE: HUGH M & BRENDA SUE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=70,19] W70 S27 E54 N5 E8 N10 E8 N14 \$
FOP=[ORIG=70,46] N15 W8 S10 W8 S5 E16 \$

LAND DESCRIPTION														TOTAL OB/XF										
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					8.11	AC		1.00	1.00	1.00	10,000.00	10,000.00	81,100							