

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.070 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	
UOP	96	25	
TOTALS	1,284		
			1,212
			73,253

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2023							
Heated Area: 1188						HX Base Yr					

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			73,253
TOTAL MARKET OB/XF VALUE			8,300
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			104,553
SOH/AGL Deduction			0
ASSESSED VALUE			104,553
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			104,553
TOTAL JUST VALUE			104,553
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,553
XFOB:1:1: BRIGIDIER M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1433	5/08/2026	WD	U	I	11	100
GRANTOR: F&P PROPERTIES LLC						
GRANTEE: CHRISTENSEN FAMILY						
1464/1220	4/15/2022	WD	Q	I	01	112,000
GRANTOR: MORISSETTE RICHARD L						
GRANTEE: F&P PROPERTIES LLC						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
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	800	
TOTALS															8,300		

BUILDING NOTES			
439 SW TWIG CT, LAKE CITY			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
04/16/2026 MLU			

BUILDING DIMENSIONS			
BAS= W44 S27 E44 N15 UOP= E8N12 W8 S12S N12S.			

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							