

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
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	1,820	100	
FSP	220	40	
TOTALS	2,040		1,908

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2023						
Heated Area: 1820						HX Base Yr 2023					
TOTALS	2,040		1,908	138,729							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			138,729
TOTAL MARKET OB/XF VALUE			26,820
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			187,549
SOH/AGL Deduction			1,711
ASSESSED VALUE			185,838
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			134,427
TOTAL JUST VALUE			187,549
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,252
PRMT:1:1: LOT 15 WATERS / TRAPP			
BLDG:1:1: TEMP MH			
SALE:1:1: WELL-SEPTIC TANK & CULVERT ON PROPERTY			
XF0B:1:1: TEMP MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053973	Generator		09/03/2025
16143	M H	125	10/13/1999
15946	M H	125	08/23/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/112	7/19/2021	WD Q	Q	I	01	180,000
GRANTOR: STILWELL MICHAEL N						
GRANTEE: RICHARDSON W CURTIS						
1353/0511	2/05/2018	WD Q	Q	I	01	88,500
GRANTOR: RONNIE GLYNN DAVIDSON						
GRANTEE: MICHAEL N & DONNA L						

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	100	0	0	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0262	PRCH,FOP	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0210	GARAGE U	0	100	24	30	UT	720.00	16.00	100	2014	2014	3	100	11,520	
6	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
TOTALS												26,820				

BUILDING NOTES			
294 SW TWIG CT, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W19 FSP= N10 W22 S10 E22\$ W51 S26 E70 N26\$.			

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							