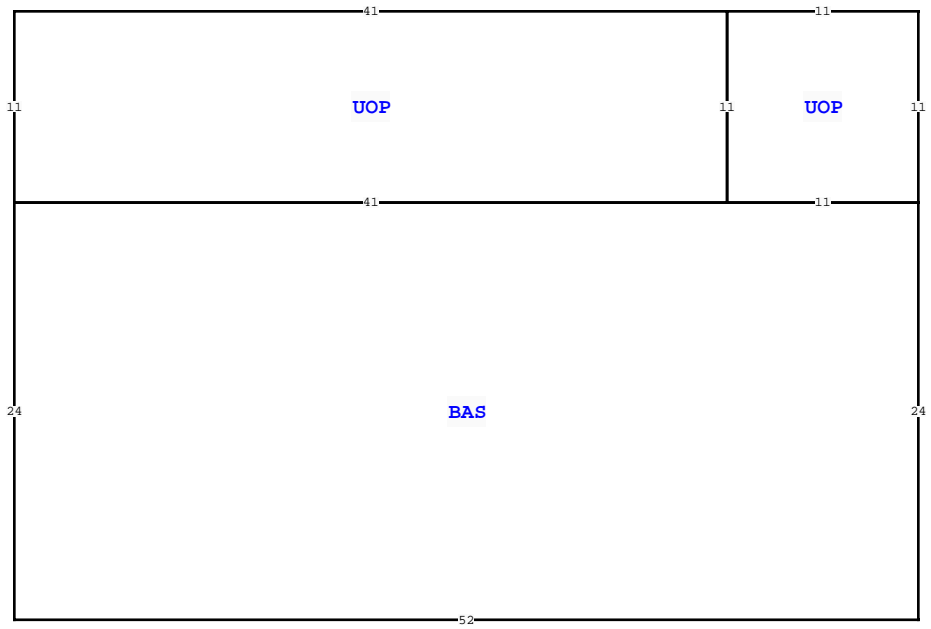


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architactual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	76,135
UOP	121	25		30	1,830
UOP	451	25		113	6,894
TOTALS	1,820			1,391	84,860

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,391	118.0000	110.92	154,290	1996	2005	0	0	45.00	55.00	
1 MANUF 1 100% - 2025 Heated Area: 1248 HX Base Yr 2025												



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			84,860
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			114,860
SOH/AGL Deduction			0
ASSESSED VALUE			114,860
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			63,449
TOTAL JUST VALUE			114,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,860
SALE:7:1: LOT 17, BLOCK A, COLUMBOA ESTATES			
SALE:6:1: REPO			
SALE:5:1: LOT 17 BLK A COLUMBIA ESTATES			
SALE:4:1: SALE DID NOT INCLUDE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10679	M H	125	01/25/1996
7378	M H	60	07/15/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/144	9/23/2025	QC	U	I	11	100
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: HOSIER LORI LEIGH						
1517/2345	10/20/2021	LE	U	I	14	100
GRANTOR: EVERHART JOHN (ENH LI						
GRANTEE: HOSIER LORI LEIGH (						

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	9945	Well/Sept	0	100	0	0	1.00	7,000.00	7,000.00	100		3	100	7,000	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
270 SW TWIG CT, LAKE CITY			04/16/2026 MLU		

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W11 UOP= N11 W41 S11 E41\$ W41 S24 E52 N24\$ UOP= N11 W11 S11 E11\$.												

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	DPHT 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	23,000.00	23,000.00	23,000								