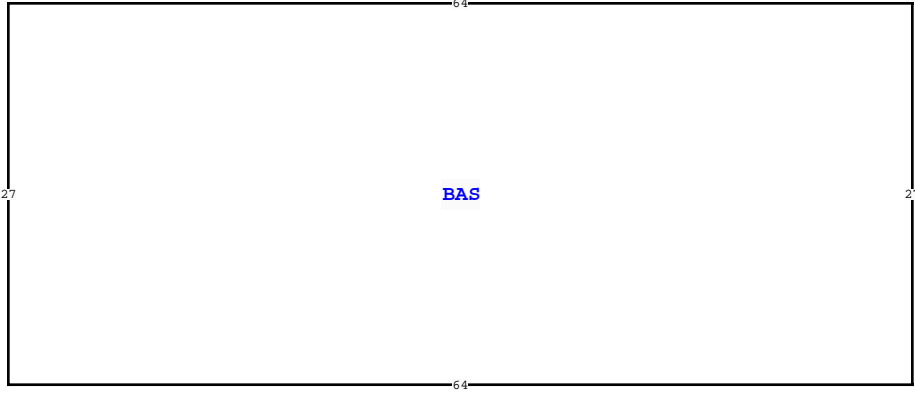


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
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
2 MOBILE HME		100% - 2011		68.34	118,092	1997	1997	0	0	60.00	40.00
Heated Area: 1728			HX Base Yr 2011								



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	10516.080 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	47,237
TOTALS	1,728			1,728	47,237

430 SW PECAN GLN, LAKE CITY

BLD DATE	LGL DATE	04/22/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0190	FPCL PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION TOTAL OB/XF 8,700

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	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		47,237	
TOTAL MARKET OB/XF VALUE		8,700	
TOTAL LAND VALUE - MARKET		44,220	
TOTAL MARKET VALUE		100,157	
SOH/AGL Deduction		37,776	
ASSESSED VALUE		62,381	
TOTAL EXEMPTION VALUE		HX HB 37,381	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		100,157	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		92,117	
XFOB:1:1: FLAN M H			
BLDG:1:1: FLAN MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13617	M H	125	02/10/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1563/247	3/16/2026	WD	U	I	11	100
GRANTOR: BLACKSTAR STABILITY R						
GRANTEE: BUCHANAN TRAVIS LAV						
1536/2744	2/28/2025	QC	U	I	11	100
GRANTOR: FIRST NATIONAL ACCEPT						
GRANTEE: BLACKSTAR STABILITY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W64 S27 E64 N27S.