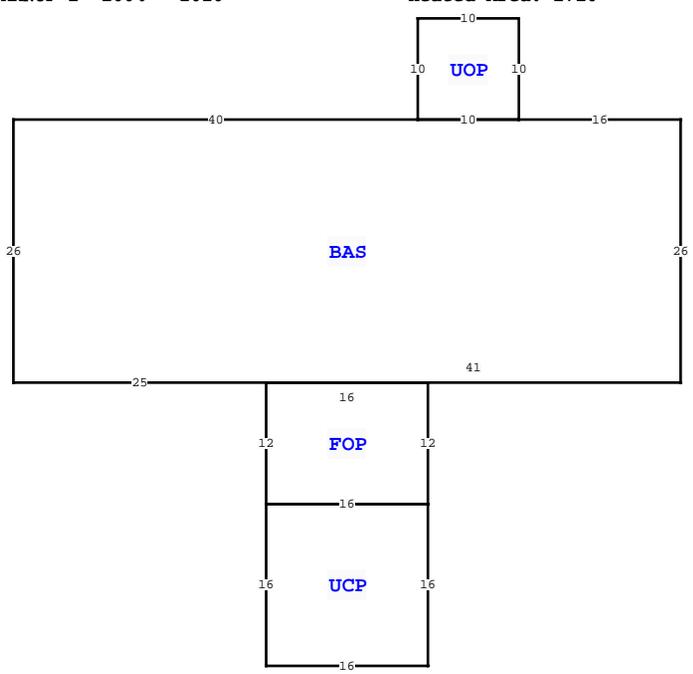


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
13	LAM/VNLPLK 90				
15	HARDTILE 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			01		
11415.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	166,333
FOP	192	35		67	6,495
UCP	256	20		51	4,943
UOP	100	25		25	2,423
TOTALS	2,264			1,859	180,194

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,859	119.9000	112.71	209,528	2004	2018		0	0	14.00	86.00	
1 MANUF 1 100% - 2020 Heated Area: 1716 HX Base Yr 2020													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	180,194			
TOTAL MARKET OB/XF VALUE	8,200			
TOTAL LAND VALUE - MARKET	22,140			
TOTAL MARKET VALUE	210,534			
SOH/AGL Deduction	99,779			
ASSESSED VALUE	110,755			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	59,344			
TOTAL JUST VALUE	210,534			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	216,820			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39347	ADDN SFR	0	02/25/2020
21963	M H	322	06/11/2004
20537	M H	125	03/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1735	9/13/2019	WD Q	Q	I	01	114,900
GRANTOR: WENDY S & ADAM M PRIN						
GRANTEE: MICHAEL FRANK NICHOLS						
1354/1961	2/28/2018	WD Q	Q	I	01	45,500
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: WENDY S & ADAM M PRIN						

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		1.00	UT 1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

BUILDING NOTES													
282 SW BRANNON GLN, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W40 S26 E25 FOP= S12 UCP= S16 E16 N16 W16\$ E16 N12 W16\$ E41 N26 W16 UOP= N10 W10 S10 E10\$ W10\$.													

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		A-1	0.00	0.00	1.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,140							