

BUILDING CHARACTERISTICS		CONSTRUCTION	
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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11515.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
TOTALS	1,560		1,560 159,721

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2026									
Heated Area: 1560						HX Base Yr 2026						
796 SW ALLISON TER, LAKE CITY												
BLD DATE			LGL DATE			05/07/2026			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		159,721	
TOTAL MARKET OB/XF VALUE		12,500	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		232,221	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,221	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		180,810	
TOTAL JUST VALUE		232,221	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37709	M H	651	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1237	1/21/2022	WD Q	Q	I	01	200,000
GRANTOR: KENNINGTON KRAIG						
GRANTEE: PADGETT CLAYTON ALA						
1358/2318	4/23/2018	WD Q	Q	V	01	23,000
GRANTOR: LAURA FLEGEAU						
GRANTEE: KRAIG KENNINGTON						

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	0060	CARPOT F	0	100	20	30	1.00	UT	3,000.00	100	2022	2021		100	3,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	1,000.00	100	2022	2021		100	1,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	100	2022	2021		100	1,500	

LAND DESCRIPTION													TOTAL OB/XF				12,500							
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	1.00	LT		1.00	1.00	1.20	50,000.00	60,000.00	60,000							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W52 S30 E52 N30\$.												