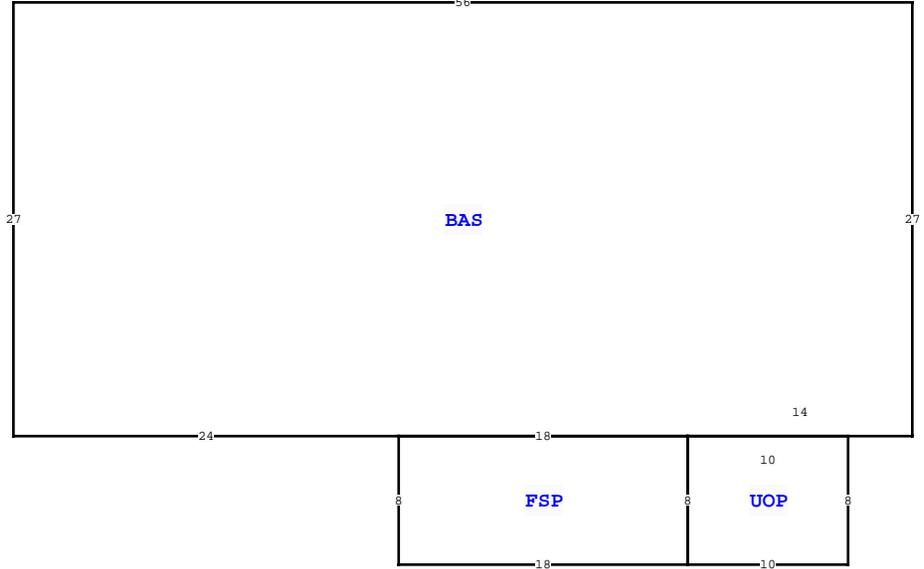


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	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	02
NEIGHBORHOOD/LOC	11515.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
FSP	144	40	
UOP	80	25	
TOTALS	1,736		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2026	Heated Area: 1512			HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	95,356		
TOTAL MARKET OB/XF VALUE	8,100		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	143,456		
SOH/AGL Deduction	0		
ASSESSED VALUE	143,456		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	143,456		
TOTAL JUST VALUE	143,456		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	141,811		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/553	12/23/2025	WD	U	I	37	90,700
GRANTOR: CAMPBELL MELISSA F/K/						
GRANTEE: 549 SW QUAIL RIDGE						
1560/551	12/23/2015	QC	U	I	11	100
GRANTOR: TANNER ROGER G						
GRANTEE: CAMPBELL MELISSA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF											
8,100											

BUILDING NOTES						
549 SW QUAIL RIDGE CT, LAKE CITY						

BUILDING DIMENSIONS						
BAS= W56 S27 E24 FSP= S8 E18 N8 W18 E18 UOP= S8 E10 N8 W10 E14 N27\$.						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT	