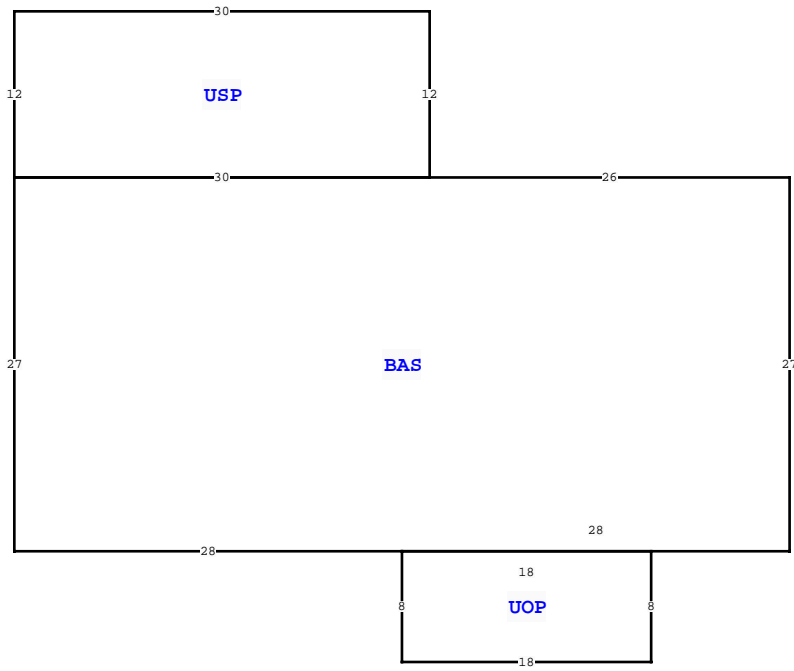


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
ArchitECTUAL	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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		
0800	02	1,674	101.6100	60.97	102,064	1989	1989	0	0	60.00	40.00		
1 MOBILE HME 100% - 2025 Heated Area: 1512 HX Base Yr 2025													



Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,512	100
UOP	144	25
USP	360	35
TOTALS	2,016	1,674
		40,826

168 SE CLARENCE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	12	24	288.00	UT	2.31	2.31	100	0	0	3	100	665	
2	0294	SHED WOOD/	0	100	11	24	264.00	UT	1.05	1.05	100	0	0	3	100	277	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	

TOTAL OB/XF 9,342

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		00	310.00	703.00	5.18	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,340							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			40,826
TOTAL MARKET OB/XF VALUE			9,342
TOTAL LAND VALUE - MARKET			67,340
TOTAL MARKET VALUE			117,508
SOH/AGL Deduction			12,787
ASSESSED VALUE			104,721
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			53,310
TOTAL JUST VALUE			117,508
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044738	Roof Replacement	12,911	06/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/451	4/05/2024	WD Q	Q	I	01	119,000
GRANTOR: JACKSON ELLIOT						
GRANTEE: MANNING JOSHUA D						
1505/1531	12/27/2023	PB U	U	I	18	0
GRANTOR: JACKSON SIDNEY D						
GRANTEE: JACKSON ELLIOT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W26 USP= N12 W30 S12 E30\$ W30 S27 E28 UOP= S8 E18 N8 W18\$ E28 N27\$.