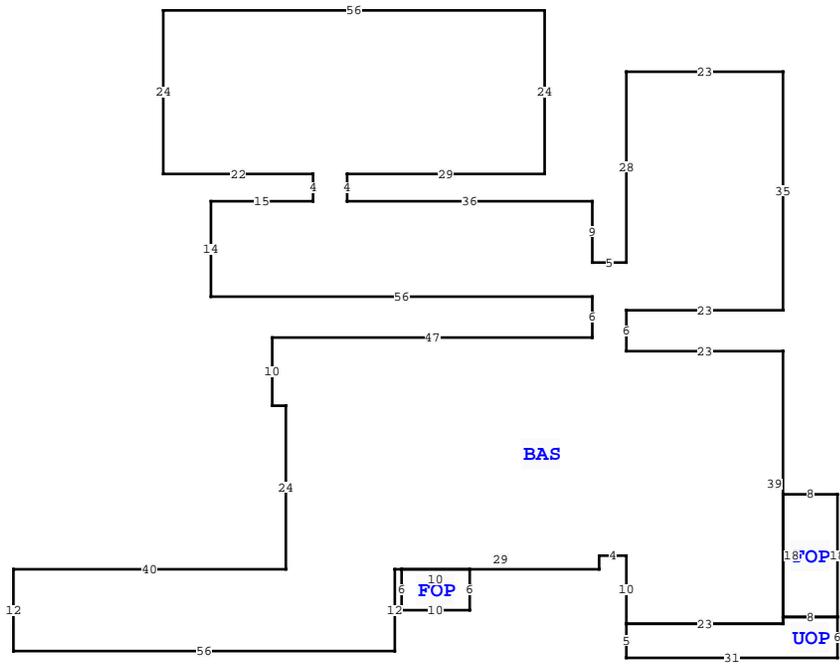




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	08	WD OR PLY	50		
Exterior Wall	26	ALM SIDING	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	14	CARPET	60		
Interior Floor	08	SHT VINYL	40		
Ceiling	02	F.NOT SUS	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		6	100		
Frame	02	WOOD FRAME	100		
Story Height		8	100		
RMS		24	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	01	01			
DOR CODE	0202	MOBILE HOME/M HOME			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	12316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,312	100		6,312	90,766
FOP	60	30		18	259
FOP	144	30		43	618
UOP	163	20		33	474
TOTALS	6,679			6,406	92,118

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2024								
Heated Area: 6312											
HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				107,039		
TOTAL MARKET OB/XF VALUE				14,616		
TOTAL LAND VALUE - MARKET				232,024		
TOTAL MARKET VALUE				353,679		
SOH/AGL Deduction				0		
ASSESSED VALUE				353,679		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				353,679		
TOTAL JUST VALUE				353,679		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				348,588		
BLDG:1:1: SEVERAL MH CONNECTED TOGETHER						
SALE:1:1: SALE INCL RE#01909-002, 01912, 02068 & 0						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000055410	Electrical Servic		04/02/2026			
000055411	Electrical Servic		04/02/2026			
000055412	Electrical Servic		04/02/2026			
000055413	Electrical Servic		04/02/2026			
000055414	Electrical Servic		04/02/2026			
000053914	Right-of-Way Acce		08/26/2025			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2053	7/07/2023	WD	Q	I	01	375,000
GRANTOR: HAFNER HALA J						
GRANTEE: J&J FLORIDA DEVELOP						
1494/2051	7/07/2023	WD	U	I	11	100
GRANTOR: CARIB INVESTMENTS INC						
GRANTEE: HAFNER HALA J						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W23 S28 W5 N9 W36 N4 E29N24 W56 S24 E22 S4 W15 S14 E56S6 W47 S10 E2 S24 W40 S12 E56 N12 E1 FOP= S6 E10 N6 W10\$ E29 N2 E4 S10 UOP= S5 E31 N6 W8 S1 W23\$ E23 N1 FOP= E8 N18W8 S18\$ N39 W23 N6 E23 N35\$.						

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	0040	BARN, POLE	0	0	20	41	820.00	UT	2.00	2.00	100	1993	1993	3	100	1,640	
2	0040	BARN, POLE	0	0	24	83	1,992.00	UT	3.00	3.00	100	1993	1993	3	100	5,976	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0		CHI	0.00	0.00	6.90	AC		1.00	1.00	0.80	13,000.00	10,400.00	71,760							
2	0000	C	VAC RES	0		A-1	0.00	0.00	5.13	AC		1.00	1.00	0.80	13,000.00	10,400.00	53,352							
3	1000	C	VACANT COMME	0		CHI	0.00	0.00	10.28	AC		1.00	1.00	0.80	13,000.00	10,400.00	106,912							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	01	NONE 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	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		14,921

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MOBILE HME	0%	- 2024		37,303	1973	1973	0	0	60.00	40.00	
				Heated Area: 672			HX Base Yr					
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

282 NW FALLING CREEK RD, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,039
TOTAL MARKET OB/XF VALUE			14,616
TOTAL LAND VALUE - MARKET			232,024
TOTAL MARKET VALUE			353,679
SOH/AGL Deduction			0
ASSESSED VALUE			353,679
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,679
TOTAL JUST VALUE			353,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053356	Right-of-Way Acce		06/11/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2053	7/07/2023	WD	Q	I	01	375,000
GRANTOR: HAFNER HALA J						
GRANTEE: J&J FLORIDA DEVELOP						
1494/2051	7/07/2023	WD	U	I	11	100
GRANTOR: CARIB INVESTMENTS INC						
GRANTEE: HAFNER HALA J						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S12 E56 N12\$.

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	