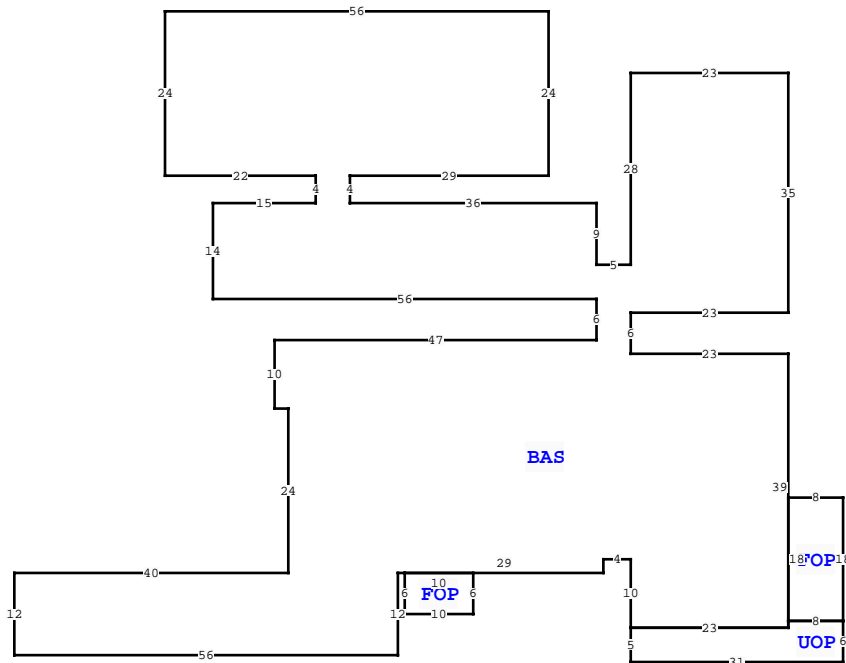




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	08	WD OR PLY	50		
Exterior Wall	26	ALM SIDING	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	14	CARPET	60		
Interior Floor	08	SHT VINYL	40		
Ceiling	02	F.NOT SUS	100		
Air Condition	03	CENTRAL	100		
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			
MAR 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	86,449
FOP	60	30		18	246
FOP	144	30		43	589
UOP	163	20		33	452
TOTALS	6,679			6,406	87,736

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				
VALUATION SUMMARY			PAGE 1 of 2	
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			101,948	
TOTAL MARKET OB/XF VALUE			14,616	
TOTAL LAND VALUE - MARKET			232,024	
TOTAL MARKET VALUE			348,588	
SOH/AGL Deduction			0	
ASSESSED VALUE			348,588	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			348,588	
TOTAL JUST VALUE			348,588	
NCON VALUE			0	
INCOME VALUE				
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 / 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		282 NW FALLING CREEK RD, LAKE CITY															
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	

TOTAL OB/XF												14,616					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												

LAND DESCRIPTION		TOTAL OB/XF												14,616										
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		14,212

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	672	88.1100	52.87	35,529	1973	1973	0	0	60.00	40.00	
2 MOBILE HME			0% - 2024	Heated Area: 672			HX Base Yr					
<div style="border: 1px solid black; width: 400px; height: 100px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -50%);">56</div> <div style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, -50%);">56</div> <div style="position: absolute; left: -10px; top: 50%; transform: translateY(-50%);">12</div> <div style="position: absolute; right: -10px; top: 50%; transform: translateY(-50%);">12</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>												

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			101,948
TOTAL MARKET OB/XF VALUE			14,616
TOTAL LAND VALUE - MARKET			232,024
TOTAL MARKET VALUE			348,588
SOH/AGL Deduction			0
ASSESSED VALUE			348,588
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			348,588
TOTAL JUST VALUE			348,588
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES

TOTAL OB/XF													0
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S12 E56 N12\$.

LAND DESCRIPTION										TOTAL OB/XF										OTHER ADJUSTMENTS AND NOTES									
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						