

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	04	PLYWOOD	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UOP	480	25	
UOP	480	25	2025
TOTALS	2,580		
		1,860	84,817

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2005						
Heated Area: 1620						HX Base Yr 2005					
<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">UOP 2025</p> <p style="text-align: center;">BAS</p> <p style="text-align: center;">UOP</p> </div>											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/22/2026				MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			84,817
TOTAL MARKET OB/XF VALUE			25,252
TOTAL LAND VALUE - MARKET			49,500
TOTAL MARKET VALUE			159,569
SOH/AGL Deduction			74,094
ASSESSED VALUE			85,475
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			34,064
TOTAL JUST VALUE			159,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32549	M H	325	12/17/2014
22905	M H	0	03/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/1646	1/19/2010	WD	U	I	16	100
GRANTOR: NELSON F KELLER						
GRANTEE: NELSON F KELLER & E						
1187/1645	1/19/2010	WD	U	V	16	100
GRANTOR: NELSON F KELLER						
GRANTEE: NELSON F KELLER & E						

EXTRA FEATURES															457 SW DAVENPORT GLN, 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	0296	SHED METAL	0	100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	400													
2	0030	BARN,MT	0	100	30	50	1,500.00	UT	10.00	10.00	50	2005	2005	3	50	7,500													
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0040	BARN,POLE	0	100	24	48	1,152.00	UT	2.00	2.00	50	2005	2005	3	50	1,152													
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000													
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300													
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600													
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300													
TOTALS															25,252														

BUILDING NOTES														
BAS=[ORIG=0,0] W60 S27 E60 N27 \$ UOP=[ORIG=-60,27] S8 E60 N8 W60 \$ UOP=[YR=2025;ORIG=-60,-8] E60 S8 W60 N8 \$														

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	55,000.00	49,500.00	49,500							