

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 Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	
TOTALS	1,188		1,188

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
2	MANUF	2	100%	- 2023	Heated Area: 1188		HX Base Yr 2023																				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>SPF</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>04/20/2023</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	SPF						04/20/2023	
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					04/20/2023																						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				131,858		
TOTAL MARKET OB/XF VALUE				30,800		
TOTAL LAND VALUE - MARKET				100,400		
TOTAL MARKET VALUE				175,578		
SOH/AGL Deduction				0		
ASSESSED VALUE				175,578		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				124,167		
TOTAL JUST VALUE				263,058		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				270,470		
XFOB:3:2: 12 X 48 ROOM & 36 X 48 OPEN CARPORT						
XFOB:3:1: OVERALL 48 X 48.						
PRMT:1:1: MH POLE ONLY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000048724	Roof Replacement	9,500	11/21/2023			
36272	M H	730	01/31/2018			
13923	PUMP/UTPOL	30	04/21/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/912	12/16/2022	WD	U	I	11	100
GRANTOR: SMITH JAMES B						
GRANTEE: LUPU ROBERT						
1462/2703	3/28/2022	WD	Q	I	01	295,900
GRANTOR: SMITH JAMES B						
GRANTEE: LUPU ROBERT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W44 S27 E44 N27S.						

EXTRA FEATURES														277 SW GALLANT LN, 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	100	48	48		1.00	UT 0.00	100	2018	2018	3	100	10,000	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
3	0327	STABLES-SM	0	100	0	0		1.00	UT 2,500.00	100	2023	2022		100	2,500	
4	0081	DECKING WI	0	100	0	0		1.00	UT 500.00	100	2023	2022		100	500	
5	0030	BARN,MT	0	100	0	0		1.00	UT 10,800.00	100	2024	2023		100	10,800	
TOTAL OB/XF 30,800																

LAND DESCRIPTION										TOTAL OB/XF										30,800					
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	0.00	0.00	1.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,400								
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520								
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	90,000								