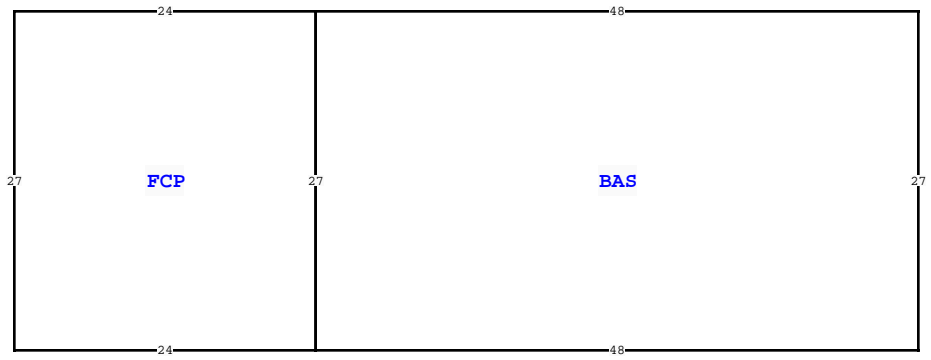


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 31 VINYL SID 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 08 SHT VINYL 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 2 100 |
| Bathrooms | 2 100 |
| Stories | 1. 1. 100 |
| Architctual | 01 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| 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 | |
| 2021 | 02 | 1,458 | 114.9000 | 108.01 | 157,479 | 2003 | 2003 | 0 | 0 | 45.00 | 55.00 | |
| 1 MANUF 1 100% - 2004 Heated Area: 1296 HX Base Yr 2004 | | | | | | | | | | | | |



| | | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| Quality | 05 05 | | | | |
| DOR CODE | 0200 MOBILE HOME | | | | |
| MAP NUM | MKT AREA 01 | | | | |
| NEIGHBORHOOD/LOC | 12415.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,296 | 100 | | 1,296 | 76,990 |
| FCP | 648 | 25 | | 162 | 9,624 |
| TOTALS | 1,944 | | | 1,458 | 86,613 |

201 SW GALLANT LN, LAKE CITY

| | | | |
|----------|--|-----------|----------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2026 MLU |
| INC DATE | | AG DATE | |

| 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 0 | 0 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 0 | 0 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,000 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 0 | 0 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 0 | 0 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 400 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 0 | 0 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 2,250 | |
| 6 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 0 | 0 | 1,000.00 | 100 | 2024 | 2023 | 3 | 100 | 1,000 | |

TOTAL OB/XF 12,150

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0.50 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 25,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 86,613 |
| TOTAL MARKET OB/XF VALUE | | | 12,150 |
| TOTAL LAND VALUE - MARKET | | | 25,000 |
| TOTAL MARKET VALUE | | | 123,763 |
| SOH/AGL Deduction | | | 59,940 |
| ASSESSED VALUE | | | 63,823 |
| TOTAL EXEMPTION VALUE | HX HB | | 38,823 |
| BASE TAXABLE VALUE | | | 25,000 |
| TOTAL JUST VALUE | | | 123,763 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 116,263 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 20483 | M H | 125 | 03/06/2003 |

| SALES DATA | | | | | | |
|---------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1502/2720 | 10/12/2023 | LE U | | I | 14 | 100 |
| GRANTOR: WAGENER GREGORY P (EN) | | | | | | |
| GRANTEE: WAGNER JOHN J (RMDR) | | | | | | |
| 0969/2511 | 12/13/2002 | WD Q | V | | 06 | 12,500 |
| GRANTOR: JOHN J WAGNER | | | | | | |
| GRANTEE: GREGORY WAGNER | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W48 FCP= W24 S27 E24 N27\$ S27 E48 N27\$. | |