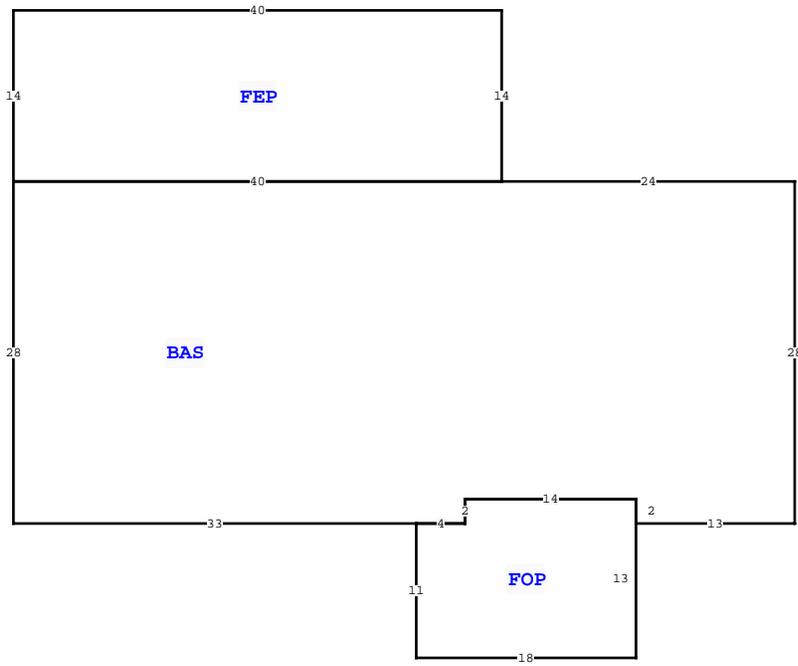


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms			3	100	
Bathrooms			2	100	
Stories	1.		1.	100	
Architectural	01	CONV	100		
Units			0	100	
Condition Adj	03		03	100	
Kitchen Adjus	01		01	100	
Quality	05	05			
DOR CODE	0202 MOBILE HOME/M HOME				
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	12417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	49,068
FEP	560	85		476	13,240
FOP	226	35		79	2,198
TOTALS	2,550			2,319	64,505

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2015								
Heated Area: 1764						HX Base Yr 2015					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			87,439
TOTAL MARKET OB/XF VALUE			39,086
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			146,525
SOH/AGL Deduction			58,834
ASSESSED VALUE			87,691
TOTAL EXEMPTION VALUE	HX HB	46,337	
BASE TAXABLE VALUE			41,354
TOTAL JUST VALUE			146,525
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27094	M H	418	06/19/2008
14066	M H	125	05/28/1998
10032	POOL	95	08/03/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/2246	9/14/2023	WD U		I	11	100
GRANTOR: BRADY JOHNNY RAY						
GRANTEE: BRADY JOHNNY RAY						
1286/0197	12/11/2014	WD U		I	30	225,000
GRANTOR: WAYNE H & MARCIA K BR						
GRANTEE: JOHNNY RAY & WENDY						

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	0060	CARPOT F	0	100	0	0		304.00	2.50	100	1994	1994	3	100	760	
2	0040	BARN, POLE	0	100	0	0		1.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	0	0		4,256.00	1.50	100	1994	1994	3	100	6,384	
5	9947	Septic	0	100	0	0		1.00	3,000.00	100			3	100	3,000	
6	0280	POOL R/CON	0	100	32	16		512.00	70.00	100	1995	1995	3	40	14,336	
7	0166	CONC, PAVMT	0	100	0	0		1,528.00	1.50	100	1995	1995	3	100	2,292	
8	0120	CLFENCE 4	0	100	0	0		200.00	2.50	100	1995	1995	3	100	500	
9	0190	FPLC PF	0	100	0	0		1.00	1,200.00	100	2005	2005	3	100	1,200	
10	0294	SHED WOOD/	0	100	21	24		504.00	12.00	30	2008	2008	3	30	1,814	

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	5.00	AC		1.00	1.00	0.80	5,000.00	4,000.00	20,000							

REVIEW DATE 04/18/2017 BY BC																								
Total Acres: 5.00					Total Land Value: 20,000					Market: 0					Agricultural: 0					Common: 20,000				

COMM SE COR OF SW1/4 OF NE1/4, R
 FT TO C/L GRADED RD FOR POB, RUN
 FT, NE 640.51 FT TO S R/W OF G S

BRADY JOHNNY RAY/GARBETT MICHELLE
 675 SE POUNDS HAMMOCK RD
 LAKE CITY, FL 32025

2026

12-4S-17-08324-001


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 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 Units	01	CONV	100
		0	100
Quality	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		22,934

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%	- 2015								
				Heated Area: 924			HX Base Yr	2015			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			87,439
TOTAL MARKET OB/XF VALUE			39,086
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			146,525
SOH/AGL Deduction			58,834
ASSESSED VALUE			87,691
TOTAL EXEMPTION VALUE	HX HB	46,337	
BASE TAXABLE VALUE			41,354
TOTAL JUST VALUE			146,525
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2246	9/14/2023	WD	U	I	11	100
GRANTOR: BRADY JOHNNY RAY						
GRANTEE: BRADY JOHNNY RAY						
1286/0197	12/11/2014	WD	U	I	30	225,000
GRANTOR: WAYNE H & MARCIA K BR						
GRANTEE: JOHNNY RAY & WENDY						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
11	0263	PRCH, USP	0	100	0	0			0.00	100
12	0296	SHED METAL	0	100	0	0			0.00	100
13	0296	SHED METAL	0	100	0	0			0.00	100

TOTAL OB/XF											
1,500											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/28/2025								
INC DATE		AG DATE	MLU								

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 N14\$.

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