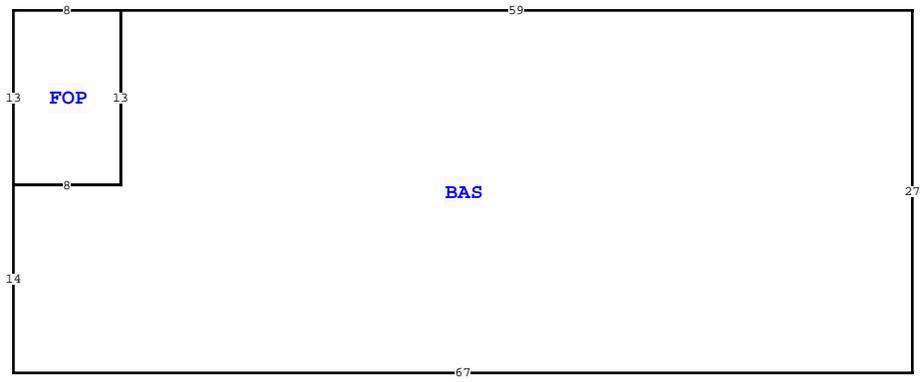


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
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
1	MOBILE HME	100% - 2022									
			Heated Area: 1705			HX Base Yr 2022					



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	12515.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100		1,705	48,940
FOP	104	35		36	1,033
TOTALS	1,809			1,741	49,974

205 SW PINE RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100

TOTAL OB/XF 18,400

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	65,000.00	65,000.00	65,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		49,974	
TOTAL MARKET OB/XF VALUE		18,400	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		133,374	
SOH/AGL Deduction		46,523	
ASSESSED VALUE		86,851	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		35,440	
TOTAL JUST VALUE		133,374	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,992	
XFOB:1:1: FLAMINGO MH			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/230	5/05/2021	WD	Q	I	01	89,000
GRANTOR: SAWYER ROBIN LYNN						
GRANTEE: DAVIS SHERRY						
1348/1253	11/22/2017	QC	U	I	11	100
GRANTOR: JOE ANTHONY MOODY (UN						
GRANTEE: ROBIN LYNN SAWYER (						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W59 FOP= W8 S13 E8 N13 S13 W8 S14 E67 N27 S.											