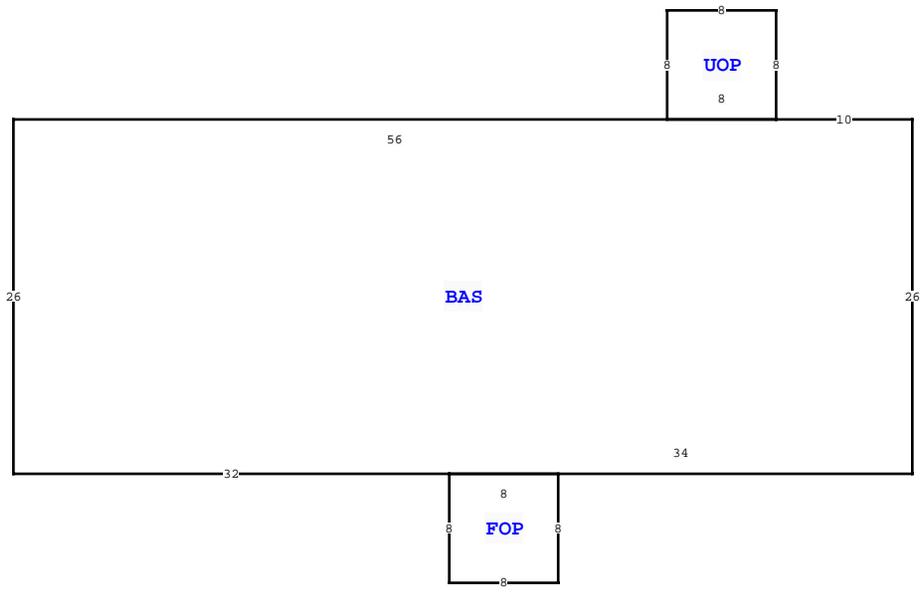




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectual	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	12516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	104,601
FOP	64	35		22	1,341
UOP	64	25		16	975
TOTALS	1,844			1,754	106,918

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	2009	Heated Area: 1716			HX Base Yr 2009			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		106,918	
TOTAL MARKET OB/XF VALUE		11,820	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		150,738	
SOH/AGL Deduction		74,446	
ASSESSED VALUE		76,292	
TOTAL EXEMPTION VALUE	HX HB SX WX	76,292	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		150,738	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1401	6/11/2023	LE U		I	14	100
GRANTOR: COOK NANCY						
GRANTEE: JOHNSON HOLLY						
1159/0893	9/30/2008	WD Q		I	01	100
GRANTOR: ST LUCIE REALTY INC						
GRANTEE: NANCY & WALTER COOK						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2000	2000	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	100	2000	2000	3	100	1,080	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	50	2000	2000	3	50	200	
5	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	75	2009	2009	3	75	1,800	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	100	2009	2009	3	100	540	

TOTALS		4086 SW COUNTY ROAD 240 , LAKE CITY		BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE	04/20/2026	MLU
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BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W10 UOP= N8 W8 S8 E8\$ W56 S26 E32 FOP= S8 E8 N8 W8\$ E 34 N26\$.	

LAND DESCRIPTION		TOTAL OB/XF															11,820							
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			0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							