



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	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	13316.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2025	1,216	31,854
TOTALS	1,216			1,216	31,854

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%	-	2026	Heated Area: 1216					HX Base Yr	2026	

BAS
2025

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			31,854
TOTAL MARKET OB/XF VALUE			8,500
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			60,354
SOH/AGL Deduction			27,684
ASSESSED VALUE			32,670
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			7,670
TOTAL JUST VALUE			60,354
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			57,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1221	5/28/2025	WD	Q	I	01	75,000
GRANTOR: OBCUBE LLC						
GRANTEE: SIRK DALE						
1517/1820	6/24/2024	WD	U	I	11	100
GRANTOR: JOHNSON LAURA JADINE						
GRANTEE: OBCUBE LLC						

EXTRA FEATURES		299 NW CANTON 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0255	MBL HOME S	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2025;ORIG=14,15] E76 S16 W76 N16 \$			

LAND DESCRIPTION										TOTAL OB/XF										8,500					
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000								