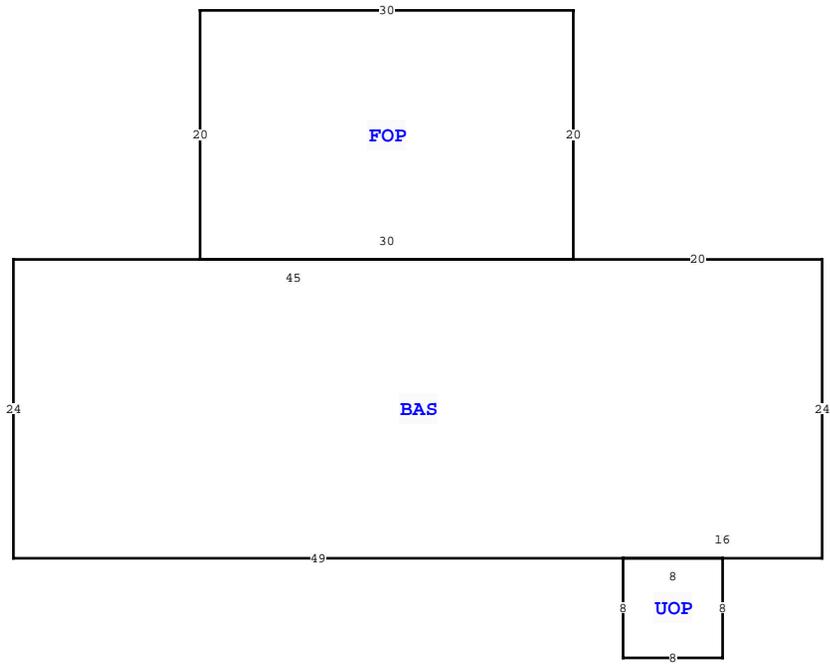




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
FOP	600	35	
UOP	64	25	
TOTALS	2,224		
TOTALS		1,786	52,116

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%	- 2016									Heated Area: 1560	HX Base Yr 2016



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3				Tax Dist:
BUILDING MARKET VALUE				52,116
TOTAL MARKET OB/XF VALUE				16,100
TOTAL LAND VALUE - MARKET				121,000
TOTAL MARKET VALUE				81,745
SOH/AGL Deduction				35,927
ASSESSED VALUE				45,818
TOTAL EXEMPTION VALUE	HX HB			25,000
BASE TAXABLE VALUE				20,818
TOTAL JUST VALUE				189,216
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				170,236
XFOB: 3:1: PEACHTREE MH				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35354	M H	504	05/25/2017
12253	M H	125	03/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/2759	4/15/2015	WD Q	I	01		110,000
GRANTOR: DONALD J & DREAMA P A						
GRANTEE: ROBERT D WILSON JR						
1226/0633	12/08/2011	WD U	I	30		100,000
GRANTOR: KYRA D ALLEN						
GRANTEE: DONALD & DREAMA ASB						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,200	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF														16,100			
376 SW CONNER GLN, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/06/2026
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 FOP= N20 W30 S20 E30\$ W45 S24 E49 UOP= S8 E8 N8 W8\$ E16 N24\$.													

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	281.00	281.00	2,529							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							