



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 Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	2025
TOTALS	840		19,787

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2025		49,468	1980	1980	0	0	60.00	40.00	Heated Area: 840 HX Base Yr	
<div style="border: 1px solid black; width: 400px; height: 100px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -100%);">60</div> <div style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, -100%);">60</div> <div style="position: absolute; left: -10px; top: 50%; transform: translateY(-50%);">14</div> <div style="position: absolute; right: -10px; top: 50%; transform: translateY(-50%);">14</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2025 </div> </div>													
2989 SE OCTOBER RD, LAKE CITY				BLD DATE		LGL DATE		05/06/2026	MLU				
				XF DATE		LAND DATE							
				INC DATE		AG DATE							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		19,787	
TOTAL MARKET OB/XF VALUE		13,000	
TOTAL LAND VALUE - MARKET		6,500	
TOTAL MARKET VALUE		39,287	
SOH/AGL Deduction		915	
ASSESSED VALUE		38,372	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		38,372	
TOTAL JUST VALUE		39,287	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		37,987	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1116	5/19/2021	LE	U	I	14	100
GRANTOR: MATTOX CAROL LYNN (EN)						
GRANTEE: MATTOX AUSTIN (RMDR)						
0818/1655	3/07/1996	QC	Q	I	01	161,000
GRANTOR: FARMERS HOME ADMIN						
GRANTEE: CAROL LYNN MATTOX						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9915	RV SITE	0	0	0	0	2.00	UT	3,000.00	3,000.00	100	2025	2024		100	6,000	
TOTALS 13,000																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=10,10] S14 E60 N14 W60 \$													

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	0					1.30	AC		1.00	1.00	1.00	5,000.00	5,000.00	6,500							