



BUILDING CHARACTERISTICS		CONSTRUCTION	
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
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	14415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		95,399

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% - 2006		173,453	2005	2005	0	0	45.00	55.00													
				Heated Area: 1620				HX Base Yr 2006																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/22/2026		
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			04/22/2026																					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		95,399	
TOTAL MARKET OB/XF VALUE		15,612	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		166,011	
SOH/AGL Deduction		64,175	
ASSESSED VALUE		101,836	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		50,425	
TOTAL JUST VALUE		166,011	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		161,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23809	M H	475	11/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1052/2356	7/25/2005	WD	Q	V		50,000
GRANTOR: WRIGHT						
GRANTEE: COCHRANE						
1040/0713	3/09/2005	WD	Q	V		41,000
GRANTOR: JAMES MEHAFFEY						
GRANTEE: JIMMIE L & DOLORES						

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005
2	0030	BARN,MT	0	0	24	24	576.00	UT	12.00	100	2005	2005
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2013	2013

TOTAL OB/XF												
15,612												
275 SW BUMSTEAD TER, LAKE CITY												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S27 E60 N27\$.												

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