

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	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	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	14415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2023
TOTALS	1,512		162,411

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100% - 2023									
				Heated Area:	1512			HX Base Yr	2023			
BLD DATE						LGL DATE	05/04/2026					
XF DATE						LAND DATE	MLU					
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			330,470
TOTAL MARKET OB/XF VALUE			29,280
TOTAL LAND VALUE - MARKET			97,780
TOTAL MARKET VALUE			457,530
SOH/AGL Deduction			31,755
ASSESSED VALUE			425,775
TOTAL EXEMPTION VALUE	DH DHB VX HX HB WR SX		162,822
BASE TAXABLE VALUE			262,953
TOTAL JUST VALUE			457,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			468,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043232	Mobile Home		01/18/2022
000043206	Mobile Home		11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1309	10/14/2021	WD	Q	V	01	150,000
GRANTOR: MCGEE RUSSELL						
GRANTEE: MEYERS GORDON G						
1323/1966	10/12/2016	WD	Q	I	01	67,000
GRANTOR: BRYAN & WENDY ALTODON						
GRANTEE: RUSSELL & VICTORIA						

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	100	0	0		1.00	UT 7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 1,800.00	100	2023	2022		100	1,800	
3	0040	BARN, POLE	0	100	0	0		1.00	UT 7,680.00	100	2023	2022		100	7,680	
4	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100	2023	2022		100	3,000	
5	0030	BARN, MT	0	100	0	0		1.00	UT 9,800.00	100	2023	2022		100	9,800	

TOTAL OB/XF													29,280				
2065 SW ANDERSON ST, LAKE CITY																	

BUILDING NOTES												
BAS=[YR=2023;ORIG=14,12] E56 S27 W56 N27 \$												

LAND DESCRIPTION													TOTAL OB/XF					29,280						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	7,500.00	7,500.00	7,500							
2	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	82,500							
4	9630	C	SWAMP	100					7.00	AC		1.00	1.00	1.00	40.00	40.00	280							

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=14,12] E56 S27 W56 N27 \$												

