



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	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	02
NEIGHBORHOOD/LOC	14417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
TOTALS	1,782		157,475

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,782	119.0000	111.86	199,335	1996	2015	0	0	21.00	79.00	
1 MANUF 1 100% - 2022			Heated Area: 1782			HX Base Yr 2022						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS</p> </div>												
<div style="border: 1px solid black; padding: 10px;"> <p>BLD DATE</p> <p>XF DATE</p> <p>INC DATE</p> </div>												
<div style="border: 1px solid black; padding: 10px;"> <p>LGL DATE</p> <p>LAND DATE</p> <p>AG DATE</p> </div>												
2824 SE COUNTY ROAD 245 , LAKE CITY MLU 05/06/2026												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				157,475		
TOTAL MARKET OB/XF VALUE				14,750		
TOTAL LAND VALUE - MARKET				25,100		
TOTAL MARKET VALUE				197,325		
SOH/AGL Deduction				41,038		
ASSESSED VALUE				156,287		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				104,876		
TOTAL JUST VALUE				197,325		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				199,840		
SALE:1:1: 1/2 UNDIV INT EACH JTWRs						
PERMIT NUM						
DESCRIPTION		AMT		ISSUED		
000044081	Electrical Servic	0		04/01/2022		
000042220	Remodel	1,000		06/28/2021		
12970	M H	125		08/25/1997		
12257	M H	125		03/10/1997		
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/2414	7/19/2021	WD	Q	I	01	145,000
GRANTOR: CLARY ZACHARY T						
GRANTEE: ANTHONY DAVID						
1442/2412	7/19/2021	QC	U	I	11	100
GRANTOR: CLARY ZACHARY THOMAS						
GRANTEE: CLARY THOMAS A						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W66 S27 E66 N27S.						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1997	1997	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	400	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	500	
5	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	400	
6	0252	LEAN-TO W/	0	100	12	25		300.00	UT 1.50	100	2021	2020		100	450	
7	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	100	2023	2022		80	4,800	
TOTALS													14,750			

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	2.51	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,100								