

BUILDING CHARACTERISTICS					
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 90				
Interior Floo	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				
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	14515.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	37,854
UOP	96	25		24	701
TOTALS	1,392			1,320	38,554

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 MOBILE HME		0% - 0			96,386	1997	1997	0	0	60.00	40.00
			Heated Area: 1296			HX Base Yr					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		38,554	
TOTAL MARKET OB/XF VALUE		8,122	
TOTAL LAND VALUE - MARKET		71,500	
TOTAL MARKET VALUE		118,176	
SOH/AGL Deduction		28,162	
ASSESSED VALUE		90,014	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		90,014	
TOTAL JUST VALUE		118,176	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		105,339	
XFOB:2:1: CHAM MH			
LAND:1:1: 5.50 AC.			
BLDG:1:1: CHAM MH			
SALE:1:1: LOT 2, SUMMER HILL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0725	11/25/2014	WD Q	Q	I	01	85,000
GRANTOR: MARCUS & PATRICIA ERN						
GRANTEE: CURT & VICKY BRYAN						
1285/0724	11/15/2014	WD U	U	I	30	100
GRANTOR: CHARLES TUCKER						
GRANTEE: PATRICIA A ERNSTING						

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	0021	BARN,FR AE	0	0	24	24	576.00	UT	2.75	2.75	50	1994	1994	3	50	792	
2	0294	SHED WOOD/	0	0	10	12	120.00	UT	2.75	2.75	100	2002	2002	3	100	330	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF											
8,122											
821 SW MONTEGO AVE, LAKE CITY											
BLD DATE		LGL DATE		05/07/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W48 UOP= W8 S12 E8 N12\$ S27 E48 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	65,000.00	71,500.00	71,500							