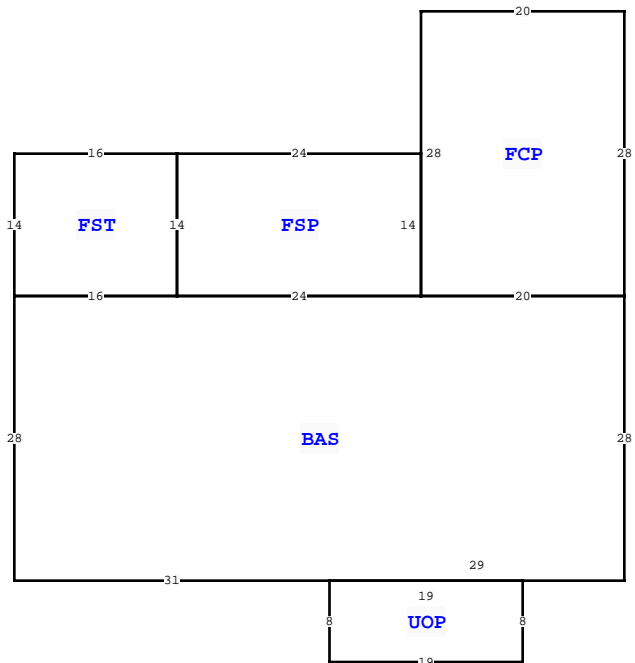




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,680	100	
FCP	560	25	
FSP	336	40	
FST	224	55	
UOP	152	25	
TOTALS	2,952		

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%	- 0										
Heated Area: 1680 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			59,778
TOTAL MARKET OB/XF VALUE			18,500
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			114,278
SOH/AGL Deduction			13,493
ASSESSED VALUE			100,785
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			100,785
TOTAL JUST VALUE			114,278
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,812
COA PER TCO			
XFOB:1:1: CONCORD MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055294	Mobile Home		03/23/2026
000055306	Mobile Home		03/23/2026
000055166	Right-of-Way Acce		03/05/2026
18093	M H	125	02/26/2001
13769	M H	125	03/17/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1378	1/28/2026	WD	Q	I	01	132,000
GRANTOR: TWO SISTAHS LLC						
GRANTEE: CARMAN WALTER W						
1283/2530	10/23/2014	WD	U	I	11	100
GRANTOR: TAREN L MYRICK & RHON						
GRANTEE: TWO SISTAHS LLC						

EXTRA FEATURES		154 SW HARRINGTON GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 0 0 0
2	0070	CARPORT UF	0 0 0 0
3	9945	Well/Sept	0 0 0 0
4	9947	Septic	0 0 0 0
5	9945	Well/Sept	0 0 0 0

TOTAL OB/XF																
18,500																
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	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/10/2025 MLU													

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	0000	C	VAC RES	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W20 W24 W16 S28 E31 E29 N28 \$													
FCP=[ORIG=0,0] N28 W20 S28 E20 \$													
FSP=[ORIG=-20,0] N14 W24 S14 E24 \$													
FST=[ORIG=-44,0] N14 W16 S14 E16 \$													
UOP=[ORIG=-29,28] S8 E19 N8 W19 \$													

