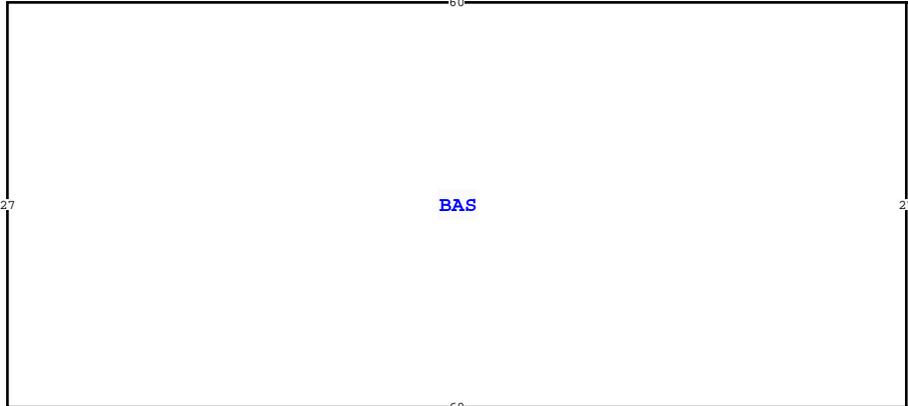


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
ArchitECTUAL	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2020	02	1,620	129.6900	128.39	207,992	2005	2015		0	0	21.00	79.00	
1 MANUF 2		100% - 2024		Heated Area: 1620				HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		164,314		
TOTAL MARKET OB/XF VALUE		5,500		
TOTAL LAND VALUE - MARKET		22,500		
TOTAL MARKET VALUE		192,314		
SOH/AGL Deduction		0		
ASSESSED VALUE		192,314		
TOTAL EXEMPTION VALUE		HX HB VX 56,411		
BASE TAXABLE VALUE		135,903		
TOTAL JUST VALUE		192,314		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		198,553		

Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		06			
NEIGHBORHOOD/LOC	15417.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	164,314
TOTALS	1,620			1,620	164,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23576	M H	0	09/06/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/2520	10/05/2023	WD	Q	I	01	235,000
GRANTOR: LITTLE BREANNA M						
GRANTEE: KELLY JOHN DAVID						
1451/1103	10/29/2021	WD	Q	I	01	130,000
GRANTOR: JOHN VICTOR MATTSON L						
GRANTEE: MCFARLAN BREANNA M						

172 SE CHEDDAR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0261	PRCH, UOP	0	100	0	0			0.00	100	2013	2013	3	100	2,500	
2	9947	Septic	0	100	0	0			3,000.00	100			3	100	3,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E60 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF										5,500				
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							