

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	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		
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA	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	160,999
TOTALS	1,620			1,620	160,999

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100% - 2024		203,796	2005	2015		0	21.00	79.00
				Heated Area: 1620			HX Base Yr	2025			
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
172 SE CHEDDAR CT, LAKE CITY											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			160,999
TOTAL MARKET OB/XF VALUE			5,500
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			188,999
SOH/AGL Deduction			0
ASSESSED VALUE			188,999
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			132,588
TOTAL JUST VALUE			188,999
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,553

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						

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	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	

TOTAL OB/XF												5,500				
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W60 S27 E60 N27\$.											

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							