

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 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	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	15516.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100		1,431	40,492
FOP	490	35		172	4,867
UOP	944	25		236	6,678
TOTALS	2,865			1,839	52,036

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%	- 2025	70.74	130,091	1998	1998	0	0	60.00	40.00

Heated Area: 1431 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			52,036
TOTAL MARKET OB/XF VALUE			32,740
TOTAL LAND VALUE - MARKET			27,040
TOTAL MARKET VALUE			111,816
SOH/AGL Deduction			0
ASSESSED VALUE			111,816
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			111,816
TOTAL JUST VALUE			111,816
NCON VALUE			11,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14045	M H	125	05/22/1998
13876	PUMP/UTPOL	30	04/10/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/650	2/20/2026	PB U		I	18	0

GRANTOR: CLERK OF COURT (COGGI)
GRANTEE: COGGINS SEAN A
0854/1874 3/09/1998 WD Q I 03 17,000
GRANTOR: WEBBER
GRANTEE: COGGINS

EXTRA FEATURES															301 SW RAVEN LN, LAKE CITY		
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	0030	BARN,MT	0	0	20	24	480.00	UT	18.00	18.00	100	2007	2007	3	100	8,640	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
8	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
9	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W15 UOP= N10 W50 S47 E12 N37 E38\$ W38 S27 FOP= S10 E49 N10 W49\$ E53 N27\$.			

LAND DESCRIPTION										TOTAL OB/XF										32,740					
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	0		A-1	0.00	0.00	1.69	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,040								