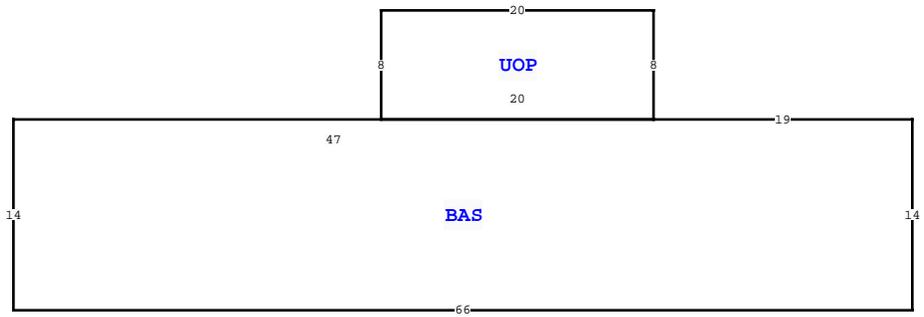


ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0800	02	964	94.4100	56.65	54,611	1990	1990	0	0	50	60.00	20.00		
1 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr														



Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	924	100
UOP	160	25
TOTALS	1,084	964
		10,922

306 SW RAVEN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	0	8	8	64.00	UT	5.00	5.00	30	1993	1993	3	30	96	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION TOTAL OB/XF 7,996

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			0.00	0.00	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							
2	0000	C	VAC RES	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	10,922		
TOTAL MARKET OB/XF VALUE	7,996		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	63,918		
SOH/AGL Deduction	14,366		
ASSESSED VALUE	49,552		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	49,552		
TOTAL JUST VALUE	63,918		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	63,918		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1329	5/07/2014	FS U	V	V	11	100
GRANTOR: HALL JOHN QUINCY						
GRANTEE: HALL JOHN QUINCY						
1428/1327	3/08/2000	FS U	I	I	14	100
GRANTOR: OUELLETTE BEVERLY A						
GRANTEE: HALL JOHN QUINCY						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W19 UOP= N8 W20 S8 E20\$ W47 S14 E66 N14\$.