

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	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
BAS	1,404	100	
FSP	200	40	
UOP	300	25	
TOTALS	1,904		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,559	102.5100	96.36	150,225	1995	1995	0	0	45.00	55.00	
1 MANUF 1 0% - 0												
Heated Area: 1404 HX Base Yr												
BLD DATE						LGL DATE	04/07/2025 MLU					
XF DATE						LAND DATE						
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,624
TOTAL MARKET OB/XF VALUE			17,050
TOTAL LAND VALUE - MARKET			7,350
TOTAL MARKET VALUE			107,024
SOH/AGL Deduction			25,565
ASSESSED VALUE			81,459
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,459
TOTAL JUST VALUE			107,024
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10538	M H	125	12/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1171/0634	3/05/2009	QC	U	I	11	25,000
GRANTOR: ROBERTA SHOOK						
GRANTEE: JOHNNIE RAY & WENDY						
1139/2037	11/14/2005	WD	Q	I		89,900
GRANTOR: LOWER LOWNDES INC						
GRANTEE: NORMAN HARRY III &						

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	0166	CONC, PAVMT	0	0	10	20	200.00	UT	1.50	1.50	100	0	0	3	100	300
2	0210	GARAGE U	0	0	25	30	750.00	UT	18.00	18.00	50	1994	1994	3	50	6,750
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000

BUILDING NOTES												
195 SW GULL DR, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W2 FSP= N10 W20 S10 E20\$ W50 S27 E22 UOP= S15 E20 N15 W20\$ E30 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	DPHT 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	1.05	AC		1.00	1.00	0.50	14,000.00	7,000.00	7,350								