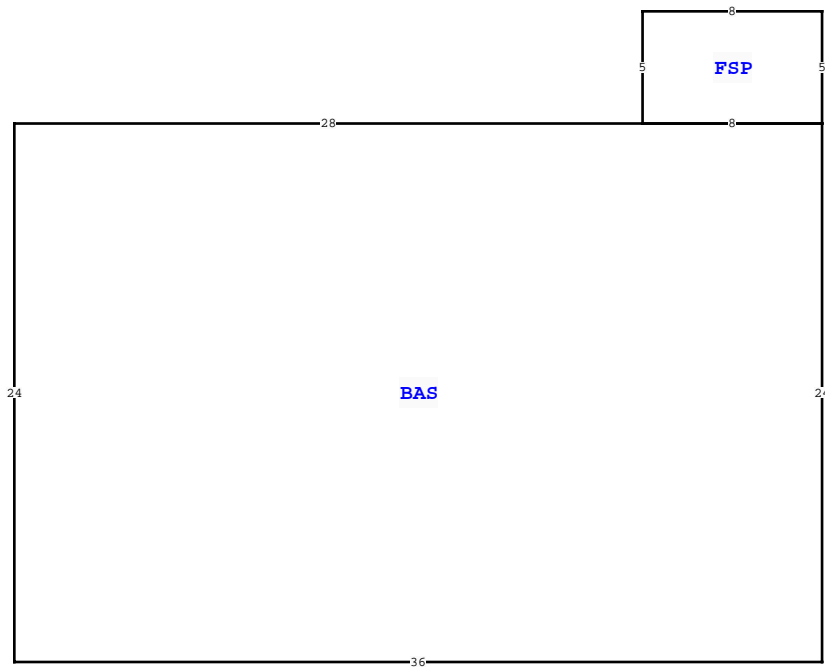


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	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	864	100		864	20,300
FSP	40	40		16	376
TOTALS	904			880	20,676

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	880	97.9000	58.74	51,691	1986	1993	0	0	60.00	40.00
3 MOBILE HME 0% - 2023 Heated Area: 864 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			20,676
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			18,900
TOTAL MARKET VALUE			46,576
SOH/AGL Deduction			2,795
ASSESSED VALUE			43,781
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			43,781
TOTAL JUST VALUE			46,576
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			42,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9546	M H	125	03/30/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2523	5/04/2022	WD	U	I	37	79,900
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: FRISINA RONALD						
1457/434	1/18/2022	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: RESULTS REALTY OF N						

EXTRA FEATURES		233 SW GULL DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	MLU	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W28 S24 E36 N24 FSP= N5 W8 S5 E8\$ W8\$.											

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	0			0.00	0.00	1.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,900							