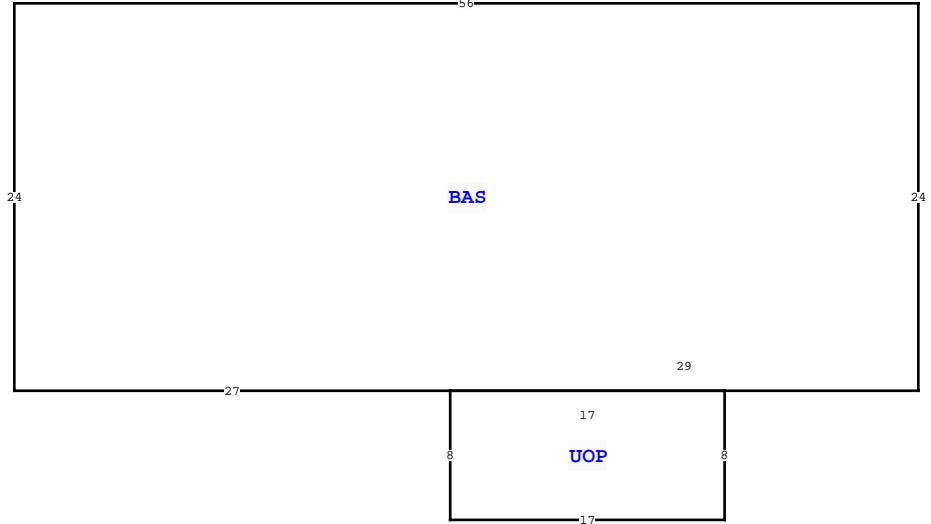




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
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	NORM	% COND
2	MOBILE HME	100% - 2004		68.34	94,173	1995	1995	0	0	60.00	40.00



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		02			
NEIGHBORHOOD/LOC	15516.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	36,740
UOP	136	25		34	930
TOTALS	1,480			1,378	37,669

297 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
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	0294	SHED WOOD/	0	100	14	16	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	75	1993	1993	3	75	1,350	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				37,669
TOTAL MARKET OB/XF VALUE				11,050
TOTAL LAND VALUE - MARKET				18,900
TOTAL MARKET VALUE				67,619
SOH/AGL Deduction				30,106
ASSESSED VALUE				37,513
TOTAL EXEMPTION VALUE	HX HB			25,000
BASE TAXABLE VALUE				12,513
TOTAL JUST VALUE				67,619
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				63,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042547	Roof Replacement	7,400	08/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/0032	8/08/2002	WD	Q	I		48,500
GRANTOR: FRENZEL						
GRANTEE: OESTREICH JR						
0784/2185	1/10/1994	WD	Q	I		18,900
GRANTOR: VINA FRAZIER						
GRANTEE: DIETER FRENZEL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S24 E27 UOP= S8 E17N8 W17S E29 N24S.	

LAND DESCRIPTION										TOTAL OB/XF										11,050				
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			0.00	0.00	1.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,900							