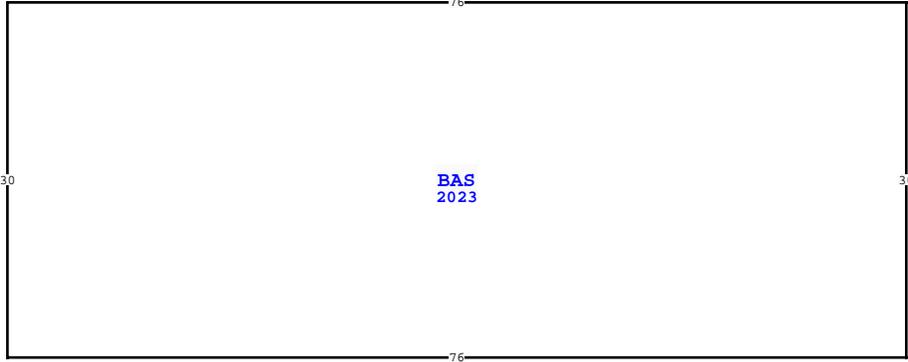




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 50				
Interior Floor	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	01 NONE 100				
Stories	1. 1. 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	2,280	100	2023	2,280	228,218
TOTALS	2,280			2,280	228,218

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MANUF	1	100% - 2025									
				Heated Area: 2280				HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			228,218
TOTAL MARKET OB/XF VALUE			8,300
TOTAL LAND VALUE - MARKET			15,260
TOTAL MARKET VALUE			251,778
SOH/AGL Deduction			0
ASSESSED VALUE			251,778
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			200,367
TOTAL JUST VALUE			251,778
NCON VALUE			200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043203	Mobile Home		11/18/2021
10612	M H	125	01/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1235	11/26/2024	WD	Q	I	01	259,000
GRANTOR: SPIN CODY E						
GRANTEE: JACOBSEN MATTHEW CO						
1428/2317	1/25/2021	QC	U	I	11	100
GRANTOR: SPIN CHAD						
GRANTEE: SPIN CODY EDWARD						

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	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00	100	2022	2021		100	7,000	
2	0040	BARN, POLE	0	100	0	0	1.00	UT 1,100.00	100	2023	2022		100	1,100	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT 200.00	100	2026	2025		100	200	

TOTALS		690 SW GULL DR, LAKE CITY		BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
2,280	2,280	228,218			04/07/2025		MLU		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=15,15] E76 S30 W76 N30 \$									

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	100			0.00	0.00	1.09	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,260							