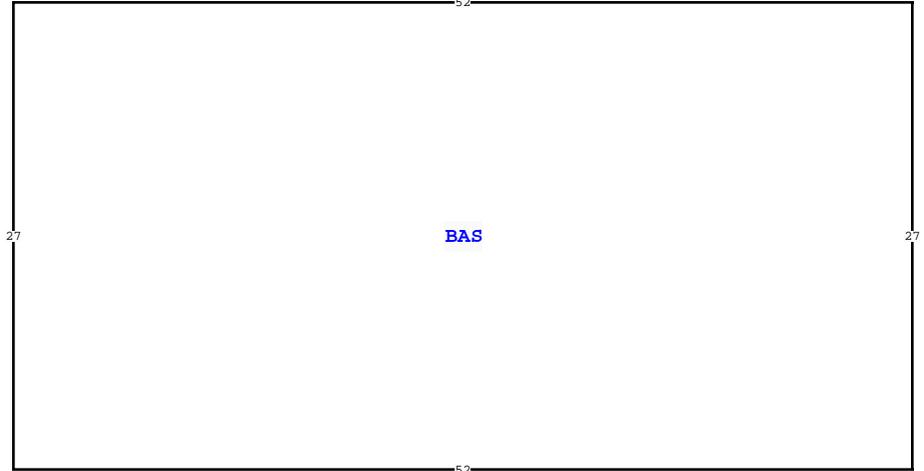


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
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	1,404	100		1,404	84,131
TOTALS	1,404			1,404	84,131

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,404	115.9000	108.95	152,966	1997	1997	0	0	45.00	55.00	
1 MANUF 1 0% - 0			Heated Area: 1404			HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	84,131		
TOTAL MARKET OB/XF VALUE	13,000		
TOTAL LAND VALUE - MARKET	28,500		
TOTAL MARKET VALUE	125,631		
SOH/AGL Deduction	33,374		
ASSESSED VALUE	92,257		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	92,257		
TOTAL JUST VALUE	125,631		
NCON VALUE	1,800		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	122,379		
XFOB:2:1: ELCO MH (BOTH PROPERTY OWNERS LIVE HERE)			
XFOB:1:1: EMBS MH (BOTH PROP OWNERS LIVE HERE)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19962	M H	125	09/13/2002
13078	PUMP/UTPOL	30	09/18/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/2084	6/30/2016	WD U		I	12	34,000
GRANTOR: CITIFINANCIAL SERVICI						
GRANTEE: JERRY A MARTIN & TA						
1310/2695	2/24/2016	CT U		I	18	100
GRANTOR: CLERK OF COURT (BROCK						
GRANTEE: CITIFINANCIAL SERVI						

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	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

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

198 SW CHICKADEE WAY, LAKE CITY

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W52 S27 E52 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	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	1.90	AC		1.00	1.00	1.00	15,000.00	15,000.00	28,500								