

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 Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	02	02	
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	728	100	
TOTALS	728		12,551

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MOBILE HME	0%	- 2026									Heated Area: 728	HX Base Yr	
213 SW CHICKADEE WAY, LAKE CITY														
				BLD DATE					LGL DATE	04/07/2025 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			12,551
TOTAL MARKET OB/XF VALUE			11,000
TOTAL LAND VALUE - MARKET			14,560
TOTAL MARKET VALUE			38,111
SOH/AGL Deduction			0
ASSESSED VALUE			38,111
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			38,111
TOTAL JUST VALUE			38,111
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			38,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052761	Roof Replacement	6,100	03/31/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/631	1/20/2026	QC	U	I	11	100
GRANTOR: O'BRIEN ALICE JEAN						
GRANTEE: TOWNSEND RITA CATHY						
1556/167	12/10/2025	PB	U	I	18	0
GRANTOR: HARGENS KYLE RAYMOND						
GRANTEE: O'BRIEN ALICE JEAN						

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	2019	2019	3	100	2,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
														TOTAL OB/XF	11,000		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W52 S14 E52 N14\$.													

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	1.04	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,560							