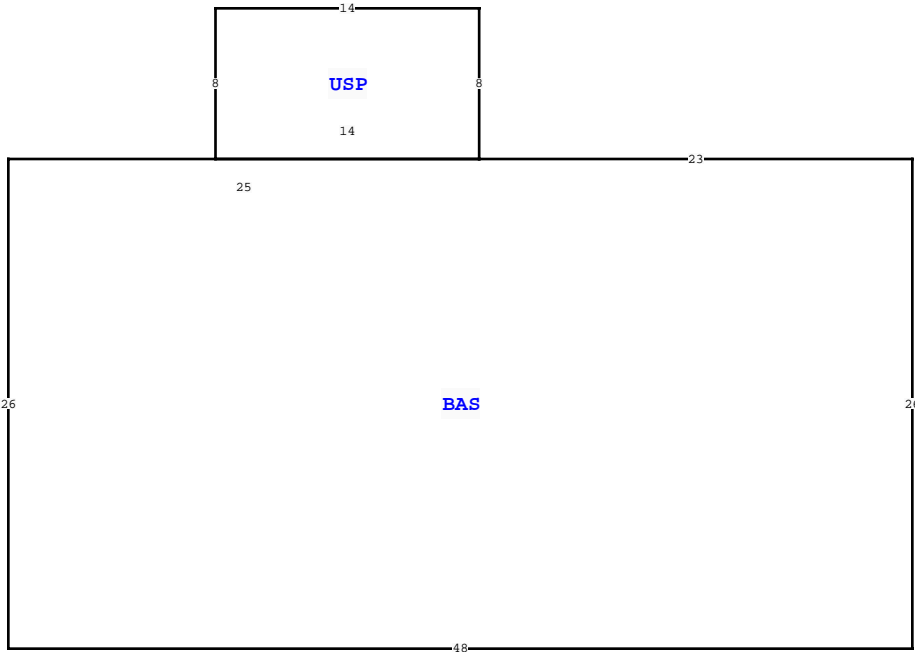


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	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
0800	02	1,287	115.9000	69.54	89,498	1985	1985	0	0	60.00	40.00
1 MOBILE HME 100% - 0 Heated Area: 1248 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			35,799
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			18,720
TOTAL MARKET VALUE			64,519
SOH/AGL Deduction			35,762
ASSESSED VALUE			28,757
TOTAL EXEMPTION VALUE	HX HB WX		28,757
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			64,519
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0644/0188	2/15/1988	WD	Q	I		12,000
GRANTOR: NAGY WILLIAM & WANDA						
GRANTEE: FENDER KIRK TAYLOR						
0507/0055	2/01/1983	WD	Q	V	01	8,900
GRANTOR:						
GRANTEE:						

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	1,248	100		1,248	34,714
USP	112	35		39	1,085
TOTALS	1,360			1,287	35,799

271 SW CHICKADEE WAY, LAKE CITY

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	20	20	400.00	UT	2.50	2.50	100	2007	2007	3	100	1,000	

TOTAL OB/XF												10,000					
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LAND DESCRIPTION																								
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	0102	C	SFR/MH	100			0.00	0.00	1.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,720							

REVIEW DATE 02/10/2026 BY ks																							
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