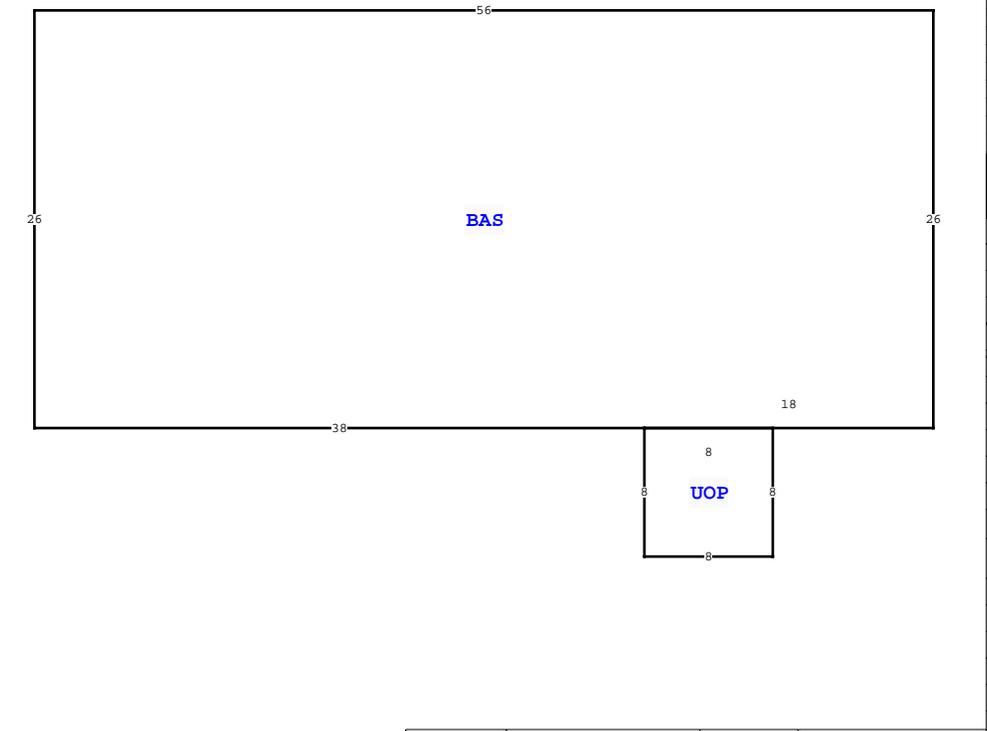


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	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	1,472	115.9000	69.54	102,363	1988	1995	0	0	60.00	40.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		40,945	
TOTAL MARKET OB/XF VALUE		15,500	
TOTAL LAND VALUE - MARKET		14,560	
TOTAL MARKET VALUE		71,005	
SOH/AGL Deduction		22,102	
ASSESSED VALUE		48,903	
TOTAL EXEMPTION VALUE	HA HAB SX	22,000	
BASE TAXABLE VALUE		26,903	
TOTAL JUST VALUE		71,005	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,298	

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	1,456	100		1,456	40,500
UOP	64	25		16	445
TOTALS	1,520			1,472	40,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0997/0508	10/10/2003	WD	Q	I		46,500
GRANTOR: BEINING						
GRANTEE: CANTERBURY						
0820/0737	4/11/1996	WD	Q	I	02	0
GRANTOR: BEAN						
GRANTEE: BEINING						

EXTRA FEATURES		367 SW CHICKADEE WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP L W UNITS UT Adj R
1	0021	BARN,FR AE	0 50 0 0 1.00 UT 0.00
2	0296	SHED METAL	0 50 0 0 1.00 UT 0.00
3	9945	Well/Sept	0 50 0 0 1.00 UT 7,000.00
4	0021	BARN,FR AE	0 50 0 0 1.00 UT 0.00
5	0120	CLFENCE 4	0 50 0 0 1.00 UT 0.00
6	0031	BARN,MT AE	0 50 24 25 1.00 UT 0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S26 E38 UOP= S8 E8 N8 W8\$ E18 N26\$.	

LAND DESCRIPTION										TOTAL OB/XF										15,500					
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	50			0.00	0.00	1.04	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,560								