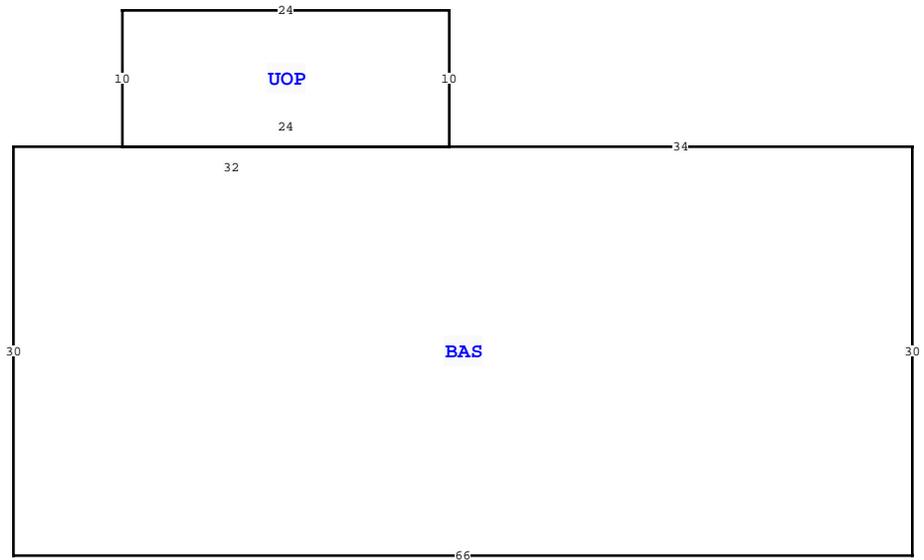


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,040	113.9000	107.07	218,423	2005	2005	0	0	45.00	55.00		
2 MANUF 1 100% - 2025 Heated Area: 1980 HX Base Yr 2025													



Quality	05	05			
DOR CODE	0202 MOBILE HOME/M 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	1,980	100		1,980	116,599
UOP	240	25		60	3,533
TOTALS	2,220			2,040	120,133

277 SW KESTREL WAY, LAKE CITY

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

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	2008	2008	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	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	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

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	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				148,891	
TOTAL MARKET OB/XF VALUE				12,400	
TOTAL LAND VALUE - MARKET				14,000	
TOTAL MARKET VALUE				175,291	
SOH/AGL Deduction				0	
ASSESSED VALUE				175,291	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				123,880	
TOTAL JUST VALUE				175,291	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				175,291	
XFOB:1:1: NEW MOON MH					

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/1324	3/05/2015	QC	U	I	11	100
GRANTOR: SAMANTHA C WARNER						
GRANTEE: JAY (JAMIE) D NICHOLSON						
1271/0973	3/19/2014	QC	U	I	11	100
GRANTOR: JAY NICHOLS						
GRANTEE: JAY NICHOLS & SAMAN						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W34 UOP= N10 W24 S10 E24\$ W32 S30 E66 N30\$.									

