



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 Floo	12	HARDWOOD	90
Interior Floo	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
Architctual	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
BAS	1,904	100	
TOTALS	1,904		1,904

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2016		Heated Area: 1904					HX Base Yr	2016

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			54,196
TOTAL MARKET OB/XF VALUE			11,320
TOTAL LAND VALUE - MARKET			19,460
TOTAL MARKET VALUE			84,976
SOH/AGL Deduction			24,584
ASSESSED VALUE			60,392
TOTAL EXEMPTION VALUE	HX HB SX	60,392	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			84,976
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,062
XFOB:1:1: GUERDON M H			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/1281	7/01/2015	WD U		I	12	42,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HARVEY & KETRINA AN						
1285/0177	7/21/2014	WD U		I	12	103,500
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: SECRETARY OF HOUSIN						

EXTRA FEATURES		321 SW BEDROCK ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0296	SHED METAL	5.00
3	9945	Well/Sept	7,000.00
4	0296	SHED METAL	1,600.00
5	0252	LEAN-TO W/	0.00
6	0296	SHED METAL	0.00
7	0296	SHED METAL	0.00

TOTAL OB/XF												11,320				
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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	100	10	14	UT	5.00	5.00	60	2000	2000	3	60	420	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT	1,600.00	1,600.00	50	2007	2007	3	50	800	
5	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	200	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,200	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W68 S28 E68 N28\$.											

LAND DESCRIPTION												TOTAL OB/XF												11,320			
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	1.39	AC		1.00	1.00	1.00	14,000.00	14,000.00	19,460										