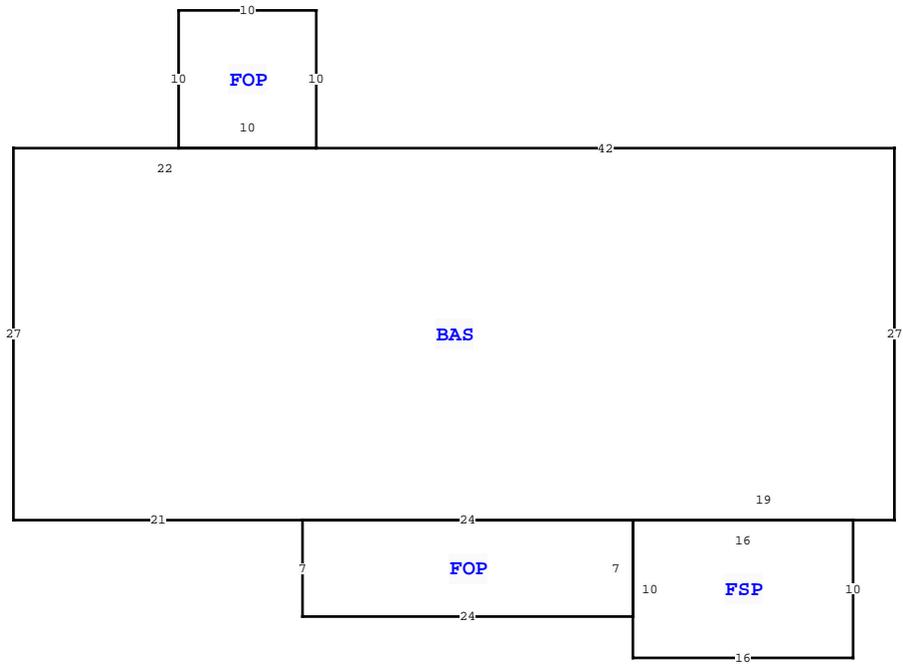




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	01
NEIGHBORHOOD/LOC	16316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	
FOP	100	35	
FOP	168	35	
FSP	160	40	
TOTALS	2,156		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1995								
				Heated Area: 1728			HX Base Yr 1995				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			52,461
TOTAL MARKET OB/XF VALUE			22,520
TOTAL LAND VALUE - MARKET			56,320
TOTAL MARKET VALUE			131,301
SOH/AGL Deduction			51,748
ASSESSED VALUE			79,553
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			23,142
TOTAL JUST VALUE			131,301
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40763	REMODEL	0	10/22/2020
8148	M H	125	03/09/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2282	5/16/2025	WD	U	I	11	100

GRANTOR: BALFOUR LOZA ROSANNA
GRANTEE: LRB REVOCABLE LIVIN
0814/0258 10/02/1995 WD Q I 02 0
GRANTOR: J E JR & HAZEL H WALL
GRANTEE: WAYNE M & VONDA R W

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

BUILDING NOTES	
BAS= W42 FOP= N10 W10 S10 E10\$ W22 S27 E21 FOP= S7E24N7 W24\$ E24 FSP= S10 E16 N10 W16\$ E19 N27\$.	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1993
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	1993
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0
4	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	100	
5	0190	FPLC PF	0	100	12	24	1.00	UT	1,200.00	100	1993
6	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	60	1993
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2019
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2018
10	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2018

TOTAL OB/XF											
21,320											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	4.12	AC	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC	1.00

LAND DESCRIPTION												TOTAL OB/XF												
												21,320												
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		A-1	0.00	0.00	4.12	AC	1.00	1.00	1.00	11,000.00	11,000.00	45,320								
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	11,000.00	11,000.00	11,000								

COMM NW COR OF SE1/4 OF SW1/4, R
 POB, RUN E 413 FT, S 575.83 FT T
 RD, W ALONG R/W 416.35 FT, N 520

LRB REVOCABLE LIVING TRUST
 1633 NW NASH RD
 LAKE CITY, FL 32055

2026

16-3S-16-02161-005



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 52,461 TOTAL MARKET OB/XF VALUE 22,520 TOTAL LAND VALUE - MARKET 56,320 TOTAL MARKET VALUE 131,301 SOH/AGL Deduction 51,748 ASSESSED VALUE 79,553 TOTAL EXEMPTION VALUE HX HB VX 56,411 BASE TAXABLE VALUE 23,142 TOTAL JUST VALUE 131,301 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 131,301																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1540/2282</td> <td>5/16/2025</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: BALFOUR LOZA ROSANNA GRANTEE: LRB REVOCABLE LIVIN 0814/0258 10/02/1995 WD Q I 02 0 GRANTOR: J E JR & HAZEL H WALL GRANTEE: WAYNE M & VONDA R W										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1540/2282	5/16/2025	WD	U	I	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1540/2282	5/16/2025	WD	U	I	11	100																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/07/2025 MLU																							
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																											
11	0060	CARPORT F	0 100	18	20	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200																												
										TOTAL OB/XF 1,200																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
REVIEW DATE 02/01/2023 BY JS Total Acres: 5.12 Total Land Value: 56,320 Market: 0 Agricultural: 0 Common: 56,320 PRINTED 03/24/2026 BY SYS																																											