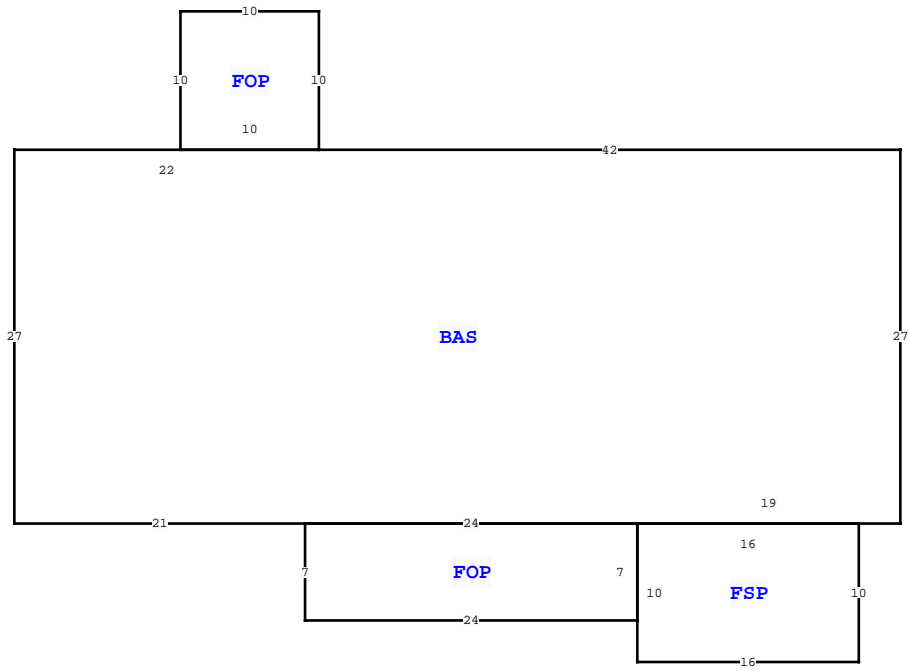




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	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		
0800	02	1,886	115.9000	69.54	131,152	1994	1994	0	0	60.00	40.00		
1 MOBILE HME 0% - 2026 Heated Area: 1728 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			52,461
TOTAL MARKET OB/XF VALUE			22,520
TOTAL LAND VALUE - MARKET			61,440
TOTAL MARKET VALUE			136,421
SOH/AGL Deduction			0
ASSESSED VALUE			136,421
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			136,421
TOTAL JUST VALUE			136,421
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

BUILDING NOTES													

BUILDING DIMENSIONS													
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
5	0190	FPLC PF	0	0	12	24	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0296	SHED METAL	0	0	12	20	240.00	UT	5.00	5.00	60	1993	1993	3	60	720	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
10	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
TOTALS														21,320			

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	0		A-1	0.00	0.00	4.12	AC		1.00	1.00	1.00	12,000.00	12,000.00	49,440							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 52,461 TOTAL MARKET OB/XF VALUE 22,520 TOTAL LAND VALUE - MARKET 61,440 TOTAL MARKET VALUE 136,421 SOH/AGL Deduction 0 ASSESSED VALUE 136,421 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 136,421 TOTAL JUST VALUE 136,421 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 131,301											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / 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											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/22/2026 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																
11	0060	CARPORT F	0 0	18 20	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200																	
TOTAL OB/XF															1,200																
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	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: 61,440 Market: 0 Agricultural: 0 Common: 61,440 PRINTED 06/09/2026 BY SYS																															