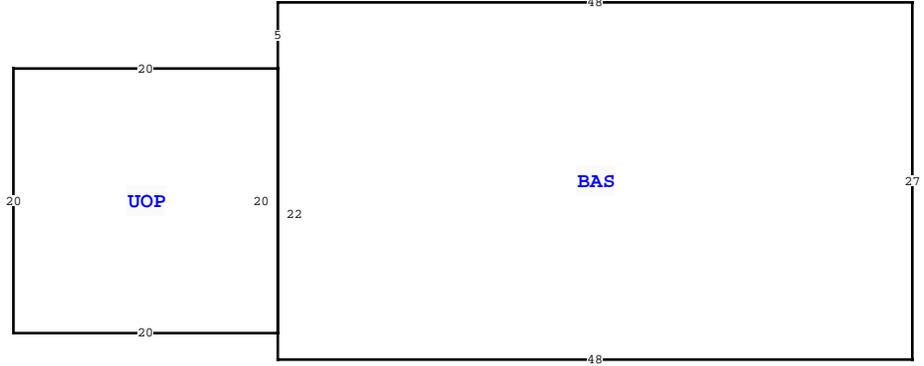




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0202	02	1,396	113.9000	115.04	160,596	2006	2010	0	0	35.00	65.00		
1 MANUF 2 0% - 2025 Heated Area: 1296 HX Base Yr													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	16517.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	96,910
UOP	400	25		100	7,478
TOTALS	1,696			1,396	104,387

318 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 8,200

LAND DESCRIPTION																								
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		00	145.00	300.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	104,387			
TOTAL MARKET OB/XF VALUE	8,200			
TOTAL LAND VALUE - MARKET	20,000			
TOTAL MARKET VALUE	132,587			
SOH/AGL Deduction	0			
ASSESSED VALUE	132,587			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	132,587			
TOTAL JUST VALUE	132,587			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	127,741			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24625	M H	348	06/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/473	7/25/2024	WD Q	Q	I	01	165,000
GRANTOR: ROGERS ROBERT JR						
GRANTEE: CONNELL TRAVIS BRET						
1224/2550	11/10/2011	WD U	U	I	37	25,000
GRANTOR: LD REAL ESTATE INVEST						
GRANTEE: ROBERT JR & STEPHAN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S5 UOP= W20 S20 E20 N20\$ S22 E48 N27\$.