

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	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	16517.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	2023
TOTALS	720		18,415

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MOBILE HME	0%	- 2024		63.94	46,037	1986	1986	0	0	60.00	40.00													
				Heated Area: 720					HX Base Yr																
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/08/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	05/08/2026	INC DATE		AG DATE	MLU
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INC DATE		AG DATE	MLU																						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			18,415
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			45,715
SOH/AGL Deduction			4,737
ASSESSED VALUE			40,978
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			40,978
TOTAL JUST VALUE			45,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			37,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043464	Roof Replacement	6,500	12/29/2021
000042097	Mobile Home		06/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1944	2/15/2023	QC	U	I	11	100
GRANTOR: WAGNER & WAGNER ENTER						
GRANTEE: WAGNER TODD						
1408/1812	3/23/2020	WD	U	V	37	12,000
GRANTOR: ALFEDO VIERA						
GRANTEE: WAGNER & WAGNER ENT						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

TOTAL OB/XF													
7,300													
179 SW CHURCHILL WAY, LAKE CITY													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=20,13] E60 S12 W60 N12 \$													

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							