COMM SE COR OF SEC, RUN N 2310 F
N 330 FT FOR POB, RUN N 330 FT,
S 330 FT, E 635 FT TO POB & THE

WELLS FARGO BANK, NA
C/O WELLS FARGO HOME MORTGAGE, 3476 STATEVIEW BLVD
FORT MILL, SC 29715

**2027**

**17-3S-16-02162-004**

## BUILDING CHARACTERISTICS

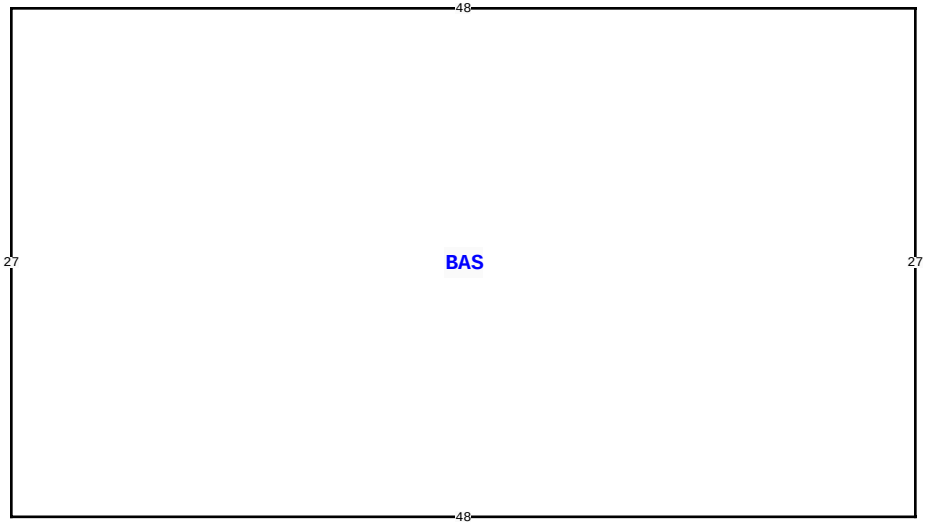
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 17316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 76,833 |
| TOTALS | 1,296 | | | 1,296 | 76,833 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,296 | 115.9000 | 107.79 | 139,696 | 1998 | 1998 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 0% - 2024 Heated Area: 1296 HX Base Yr




476 NW RANCH CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | 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 | 0296 | SHED METAL | 0 | 0 | 12 | 16 | 192.00 | UT | 5.00 | 5.00 | 100 | 0 | 0 | 3 | 100 | 960 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 76,833 |
| TOTAL MARKET OB/XF VALUE | 9,160 |
| TOTAL LAND VALUE - MARKET | 50,800 |
| TOTAL MARKET VALUE | 136,793 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 136,793 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 136,793 |
| TOTAL JUST VALUE | 136,793 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 137,619 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000041711 | Roof Replacement | 5,100 | 04/09/2021 |
| 14098 | M H | 125 | 06/05/1998 |
| 7846 | M H | 100 | 12/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1573/73 | 7/14/2026 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WELLS FARGO BANK, N | | | | | | |
| 1152/1171 | 6/02/2008 | WD | Q | I | | 92,000 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: OLEN & GLENDA PENDE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 9,160

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 6.35 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 50,800 | | | | | | | |

REVIEW DATE 02/01/2023 BY KS Total Acres: 6.35 Total Land Value: 50,800 Market: 0 Agricultural: 0 Common: 50,800 PRINTED 11/17/2026 BY SYS