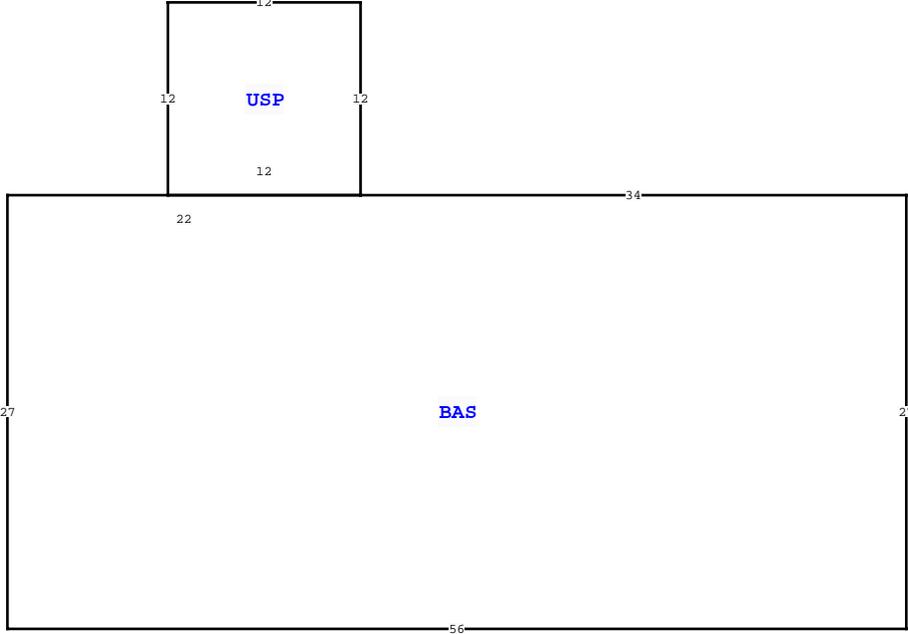


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 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				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	17317.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	43,400
USP	144	35		50	1,435
TOTALS	1,656			1,562	44,836

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%	- 2026									Heated Area: 1512 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			44,836
TOTAL MARKET OB/XF VALUE			10,100
TOTAL LAND VALUE - MARKET			23,860
TOTAL MARKET VALUE			78,796
SOH/AGL Deduction			0
ASSESSED VALUE			78,796
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,796
TOTAL JUST VALUE			78,796
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11012	M H	125	04/10/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1483	5/05/2025	WD	Q	I	01	24,000
GRANTOR: TURNER PAUL DOUGLAS						
GRANTEE: BLANKENSHIP JAMES H						
1527/489	11/08/2024	WD	Q	I	01	15,000
GRANTOR: BLANKENSHIP DONNY						
GRANTEE: BLANKENSHIP JAMES H						

EXTRA FEATURES		858 NE COLVIN AVE, LAKE CITY															
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	1996	1996	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/10/2025	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W34 USP= N12 W12 S12 E12\$ W22 S27 E56 N27\$.			

LAND DESCRIPTION										TOTAL OB/XF										10,100					
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	0102	C	SFR/MH	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	0.70	8,500.00	5,950.00	23,860								