

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 Floor	14	CARPET	90
Interior Floor	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
Architectural	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	17317.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	
TOTALS	1,728		1,728

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	1,728	115.9000	108.95	188,266	2010	2009	0	0	39.00	61.00														
1 MANUF 1 100% - 0 Heated Area: 1728 HX Base Yr																									
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																									
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/21/2023		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			04/21/2023		MLU																				

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			135,792
TOTAL MARKET OB/XF VALUE			20,722
TOTAL LAND VALUE - MARKET			33,300
TOTAL MARKET VALUE			189,814
SOH/AGL Deduction			70,281
ASSESSED VALUE			119,533
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			68,122
TOTAL JUST VALUE			189,814
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047785	Roof Replacement	11,040	07/28/2023
28254	M H	375	12/07/2009
13895	M H	125	04/15/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00
5	0255	MBL HOME S	0	100	0	0	1,272.00	UT	1.00	1.00
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00
8	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00
9	0210	GARAGE U	0	100	18	27	486.00	UT	11.00	11.00
10	0261	PRCH,UOP	0	100	0	0	1.00	UT	0.00	0.00

TOTALS													
260 NE NIKITA PL, LAKE CITY													
TOTAL OB/XF 20,722													
BLD DATE		LGL DATE											
XF DATE		LAND DATE	04/21/2023										
INC DATE		AG DATE	MLU										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W64 S27 E64 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF 20,722														
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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

