



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	04	PLYWOOD	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
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
TOTALS	1,456		1,456 34,146

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	1,456	93.0690	58.63	85,365	1985	1985		0	0	60.00	40.00												
3 MOBILE HME 0% - 0			Heated Area: 1456			HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 26 26 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p style="color: blue; font-weight: bold;">BAS</p> </div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <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></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			34,146
TOTAL MARKET OB/XF VALUE			6,900
TOTAL LAND VALUE - MARKET			12,600
TOTAL MARKET VALUE			53,646
SOH/AGL Deduction			11,656
ASSESSED VALUE			41,990
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			41,990
TOTAL JUST VALUE			53,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			47,821
BLDG:2:1: GREEN & WHITE:ASSESSED ON DEED-LIVES HER			
SALE:1:1: 1.05 AC & 2 MH'S			
BLDG:1:1: TAN & WHITE:ASSESSED ON DEED			
XFOB:1:1: SHEB MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13142	M H	125	10/07/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1131/1251	9/18/2007	WD	Q	I		45,000
GRANTOR: RANDY RHODEN						
GRANTEE: MARY A ROSSIN						
0932/1507	7/27/2001	WD	Q	I		44,900
GRANTOR: JESSIE & FRANCES O'BR						
GRANTEE: RANDY RHODEN						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1997
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	

TOTAL OB/XF												
6,900												
295 NW LAYTON WAY, LAKE CITY												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S26 E56 N26\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	0.55	AC		1.00	1.00	1.00	12,000.00	12,000.00	6,600								
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	6,000								