COMM SE COR OF E1/2 OF SW1/4
NW1/4, RUN N ALONG W R/W US441
1095 FT, W 306 FT, S 300 FT

BAUMAN KIMBERLY ANN
236 NW JIMMY WAY
LAKE CITY, FL 32055

**2027**

**17-3S-17-05000-005**

## BUILDING CHARACTERISTICS

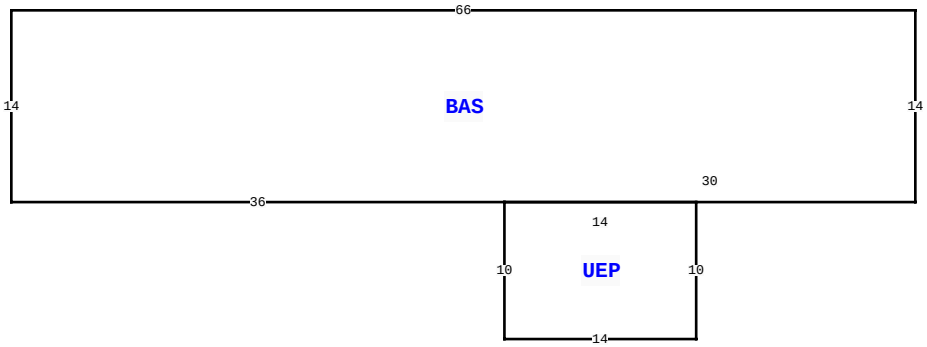
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 03 |
| NEIGHBORHOOD/LOC | 17317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 53,361 |
| UEP | 140 | 70 | | 98 | 5,660 |
| TOTALS | 1,064 | | | 1,022 | 59,020 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,022 | 112.9000 | 105.00 | 107,310 | 1993 | 1993 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 0% - 0 Heated Area: 924 HX Base Yr




184 NW JIMMY WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |
| 2 | 9910 | RV SITE/RE | 0 | 0 | 0 | 0 | 3.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 6,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 4 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 2.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 14,000 | |
| 5 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 69,798 |
| TOTAL MARKET OB/XF VALUE | 20,450 |
| TOTAL LAND VALUE - MARKET | 18,600 |
| TOTAL MARKET VALUE | 108,848 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108,848 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,848 |
| TOTAL JUST VALUE | 108,848 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 109,484 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056852 | Mobile Home | | 10/26/2026 |
| 000051699 | Roof Replacement | 6,385 | 12/04/2024 |
| 21145 | M H | 125 | 10/07/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1363/1506 | 6/29/2018 | WD | U | I | 11 | 0 |
| GRANTOR: SHIRLEY ANN MULLINS | | | | | | |
| GRANTEE: KIMBERLY ANN BAUMAN | | | | | | |
| 1359/2337 | 5/15/2018 | QC | U | I | 11 | 0 |
| GRANTOR: SHIRLEY ANN MULLENS | | | | | | |
| GRANTEE: KIMBERLY ANN BAUMAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S14 E36 UEP= S10 E14 N10 W14$ E30 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 20,450

| 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 | | 00 | 0.00 | 0.00 | 0.18 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 2,160 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | 00 | 0.00 | 0.00 | 0.88 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 10,560 | | | | | | | |
| 3 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 0.49 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 5,880 | | | | | | | |

REVIEW DATE 12/26/2024 BY JS Total Acres: 1.55 Total Land Value: 18,600 Market: 0 Agricultural: 0 Common: 18,600 PRINTED 11/17/2026 BY SYS

COMM SE COR OF E1/2 OF SW1/4
NW1/4, RUN N ALONG W R/W US441
1095 FT, W 306 FT, S 300 FT

BAUMAN KIMBERLY ANN
236 NW JIMMY WAY
LAKE CITY, FL 32055

**2027**

**17-3S-17-05000-005**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 03

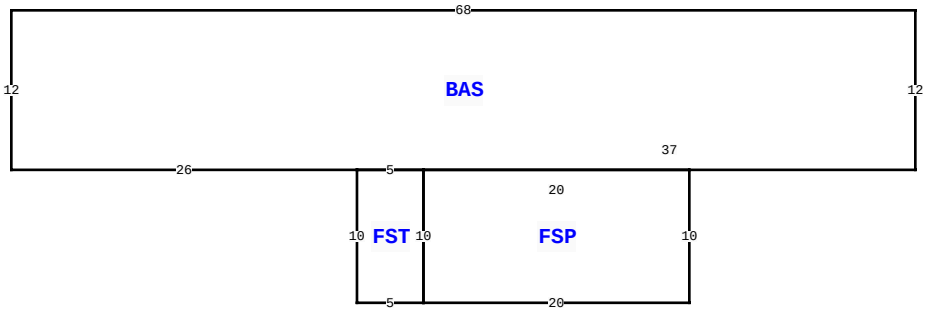
NEIGHBORHOOD/LOC 17317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 816 | 100 | | 816 | 9,518 |
| FSP | 200 | 40 | | 80 | 933 |
| FST | 50 | 55 | | 28 | 326 |
| TOTALS | 1,066 | | | 924 | 10,778 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 924 | 48.6000 | 29.16 | 26,944 | 1973 | 1973 | 0 | 0 | 0 | 60.00 | 40.00 |

3 MOBILE HME 0% - 0 Heated Area: 816 HX Base Yr




184 NW JIMMY WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 69,798 |
| TOTAL MARKET OB/XF VALUE | 20,450 |
| TOTAL LAND VALUE - MARKET | 18,600 |
| TOTAL MARKET VALUE | 108,848 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108,848 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,848 |
| TOTAL JUST VALUE | 108,848 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 109,484 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1363/1506 | 6/29/2018 | WD | U | I | 11 | 0 |
| GRANTOR: SHIRLEY ANN MULLINS | | | | | | |
| GRANTEE: KIMBERLY ANN BAUMAN | | | | | | |
| 1359/2337 | 5/15/2018 | QC | U | I | 11 | 0 |
| GRANTOR: SHIRLEY ANN MULLENS | | | | | | |
| GRANTEE: KIMBERLY ANN BAUMAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W68 S12 E26 FST= S10 E5N10 W5$ E5 FSP= S10 E20 N10 W20$ E37 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 12/26/2024 BY JS Total Acres: 1.55 Total Land Value: 18,600 Market: 0 Agricultural: 0 Common: 18,600 PRINTED 11/17/2026 BY SYS