



BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	14	CARPET	90
Interior Floor	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
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	03
NEIGHBORHOOD/LOC	17317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UEP	140	70	
TOTALS	1,064		1,022 59,656

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	106.13	108,465	1993	1993		0	0	45.00	55.00													
2 MANUF		1	0% - 0	Heated Area: 924				HX Base Yr																	
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>66</p> <p>14</p> <p>36</p> <p>14</p> <p>30</p> <p>10</p> <p>14</p> <p>10</p> <p>14</p> <p>BAS</p> <p>UEP</p> </div>																									
<table border="1"> <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>05/08/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/08/2026		MLU																				

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	70,434			
TOTAL MARKET OB/XF VALUE	20,450			
TOTAL LAND VALUE - MARKET	18,600			
TOTAL MARKET VALUE	109,484			
SOH/AGL Deduction	8,837			
ASSESSED VALUE	100,647			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	100,647			
TOTAL JUST VALUE	109,484			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	107,934			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES																
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	0080	DECKING	0	0	0	0	0	0.00	0.00	100	2012	2012	3	100	50	
2	9910	RV SITE/RE	0	0	0	0	0	2,000.00	2,000.00	100	0	0	3	100	6,000	
3	0166	CONC,PAVMT	0	0	0	0	0	0.00	0.00	100	0	0	3	100	300	
4	9945	Well/Sept	0	0	0	0	0	7,000.00	7,000.00	100			3	100	14,000	
5	0070	CARPORT UF	0	0	0	0	0	0.00	0.00	100	2012	2012	3	100	100	

TOTAL OB/XF														20,450			
184 NW JIMMY WAY, LAKE CITY																	

BUILDING NOTES													

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

LAND DESCRIPTION														TOTAL OB/XF				20,450						
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	0.18	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							

