

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	01
NEIGHBORHOOD/LOC	17416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		45,062

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%	- 2022									Heated Area: 1620 HX Base Yr	
BLD DATE		LGL DATE											
XF DATE		LAND DATE								04/20/2026	MLU		
INC DATE		AG DATE											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				45,062	
TOTAL MARKET OB/XF VALUE				10,400	
TOTAL LAND VALUE - MARKET				36,800	
TOTAL MARKET VALUE				92,262	
SOH/AGL Deduction				11,328	
ASSESSED VALUE				80,934	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				80,934	
TOTAL JUST VALUE				92,262	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				89,962	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000043495	Electrical Servic	0	01/10/2022		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/473	12/13/2021	QC	U	I	11	100
GRANTOR: LEWIS SHARON						
GRANTEE: CAMPBELL ROBERT						
1431/877	2/26/2021	QC	U	I	11	0
GRANTOR: FLORIDA HOLDING TRUST						
GRANTEE: LEWIS SHARON						

EXTRA FEATURES														523 SW TITANIUM CT, 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
TOTAL OB/XF 10,400																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W60 S27 E60 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF 10,400										
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	2.30	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,800							