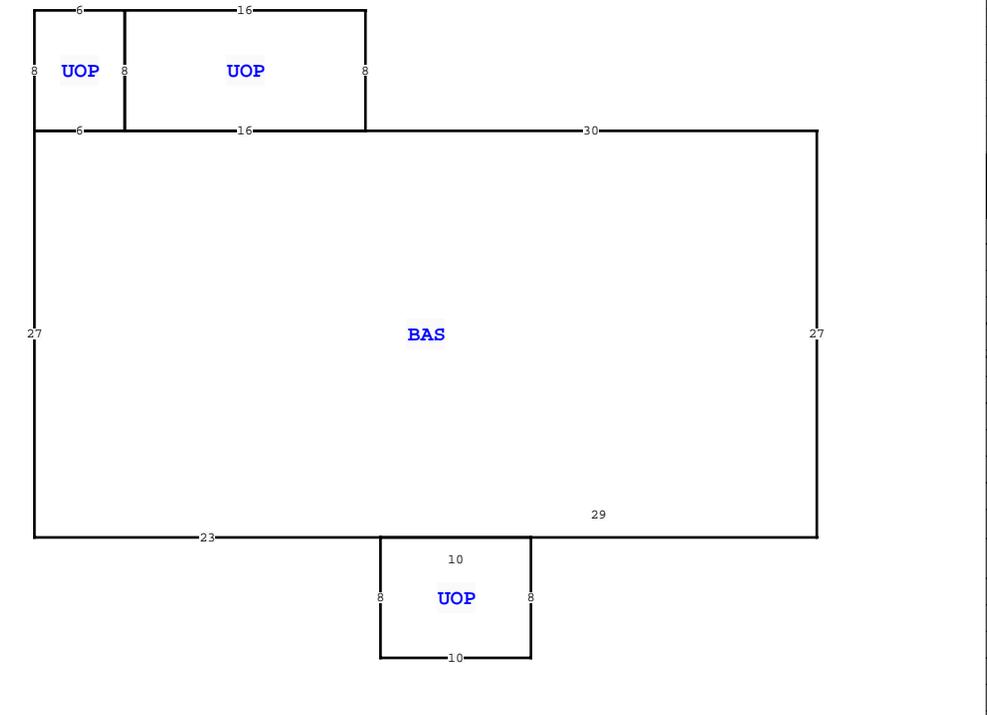


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	13 LAM/VNLPLK 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	1,468	118.2000	111.11	163,109	2001	2001	0	0	0	45.00	55.00		
1 MANUF 1 0% - 0 Heated Area: 1404 HX Base Yr														



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	18416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	85,799
UOP	48	25		12	733
UOP	80	25		20	1,222
UOP	128	25		32	1,956
TOTALS	1,660			1,468	89,710

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	
5	0294	SHED WOOD/	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

494 SW LOTTIE CT, LAKE CITY		BLD DATE		LGL DATE	
		XF DATE		LAND DATE	04/07/2025 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	89,710		
TOTAL MARKET OB/XF VALUE	14,400		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	154,110		
SOH/AGL Deduction	24,378		
ASSESSED VALUE	129,732		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	129,732		
TOTAL JUST VALUE	154,110		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	154,110		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38735	MAINT/ALTR	322	10/14/2019
21969	M H	322	06/14/2004
19300	TR/TRAILER	75	03/11/2002
19312	TR/TRAILER	75	03/11/2002
12314	M H	125	03/24/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0277	11/15/2019	WD Q	Q	I	01	105,000
GRANTOR: BEN & BRIANAN DAVIS						
GRANTEE: SARAH C & STEPHANIE						
1193/2440	4/30/2010	WD Q	Q	I	01	85,000
GRANTOR: DENNIS & SHELBY CONKL						
GRANTEE: BEN & BRIANA DAVIS						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W30 UOP= N8 W16 S8 E16\$ W16 UOP= N8 W6 S8 E6\$ W6 S27 E23 UOP= S8 E10 N8 W10\$ E29 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF										14,400				
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000											