



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	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
TOTALS	1,782		1,782

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MODULAR	1	0%	- 2025	Heated Area: 1782			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 66 66 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			146,845
TOTAL MARKET OB/XF VALUE			2,250
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			189,095
SOH/AGL Deduction			0
ASSESSED VALUE			189,095
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			189,095
TOTAL JUST VALUE			189,095
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25331	SFR	275	12/20/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/745	10/29/2024	WD	Q	I	01	220,000
GRANTOR: JOLLIFFE SAMANTHA						
GRANTEE: MCLEOD AMY						
1526/741	7/29/2024	QC	U	I	11	100
GRANTOR: JOLLIFFE CHARLIE						
GRANTEE: MCLEOD AMY						

EXTRA FEATURES		261 SW FAB GLN, 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	100.00	100.00	50	2006	2006	3	50	50	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/20/2026	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W66 S27 E66 N27\$.												

LAND DESCRIPTION													TOTAL OB/XF 2,250												
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	0201	C	MOD HOME	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000								