



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	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
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	19317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		924 6,490

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
1	MOBILE HME	0%	- 2024		32,451	1991	1991	0	0	20	60.00	20.00													
				Heated Area: 924					HX Base Yr																
<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></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			6,490
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			6,000
TOTAL MARKET VALUE			19,990
SOH/AGL Deduction			542
ASSESSED VALUE			19,448
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			19,448
TOTAL JUST VALUE			19,990
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			17,680
XFOB:1:1: GENERAL MH			
SALE:1:1: LOT 1 BLK 8 MARION HEIGHTS			
PERMIT NUM			
DESCRIPTION			
AMT			
ISSUED			
000052764	Mobile Home		03/31/2025
000052624	Right-of-Way Acce		03/18/2025
41393	UPGRADING SERVICE		02/24/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1493/2203	6/28/2023	QC	U	I	11	100	
GRANTOR: LUCAS ANTHONY WAYNE							
GRANTEE: LUCAS SHAUNA							
0783/0279	12/01/1993	WD	Q	I		5,000	
GRANTOR: FARRISH-EDENFIELD							
GRANTEE: ANTHONY W LUCAS							

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

TOTAL OB/XF														7,500			
246 NW CHESWICK DR, LAKE CITY																	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W66 S14 E44 E22 N14 \$									

LAND DESCRIPTION										TOTAL OB/XF														
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	6,000.00	6,000.00	6,000							