

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	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
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		1,296
			118,735

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0201	02	1,296	120.8000	115.97	150,297	1999	2015	0	0	21.00	79.00													
3 MANUF 1			0% - 2024	Heated Area: 1296			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>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		118,735	
TOTAL MARKET OB/XF VALUE		30,100	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		213,835	
SOH/AGL Deduction		0	
ASSESSED VALUE		213,835	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		213,835	
TOTAL JUST VALUE		213,835	
NCON VALUE		22,800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053985	Roof Replacement	14,577	09/04/2025
000052910	Storage Building	36,500	04/21/2025
000052842	Right-of-Way Acce		04/07/2025
20329	M H	125	01/21/2003
20294	M H	125	01/03/2003
19619	M H	125	06/05/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/141	9/15/2023	WD	Q	I	01	210,000
GRANTOR: GREEN CAPITAL VENTURE						
GRANTEE: MORRIS JOHN EDWARD						
1461/1666	3/04/2022	WD	U	I	37	82,000
GRANTOR: ORTIZ JOSEPH						
GRANTEE: GREEN CAPITAL VENTU						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2019
3	0030	BARN, MT	0	0	30	40	1,200.00	UT	18.00	18.00	100	2026
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026

TOTAL OB/XF												
30,100												
382 SW ANDERSON ST, LAKE CITY												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S27 E48 N27S.												

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	0200	C	MBL HM	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	6,500								
2	0000	C	VAC RES	0			0.00	0.00	4.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	58,500								