

COMM NW COR, RUN E 496 FT, S 25.
S R/W NASH RD FOR POB, CONT S 40
S 61 DG E 269.49 FT, N 29 DEG W

COURSON TAMMY I
153 NW CASTERLINE GLN
LAKE CITY, FL 32055

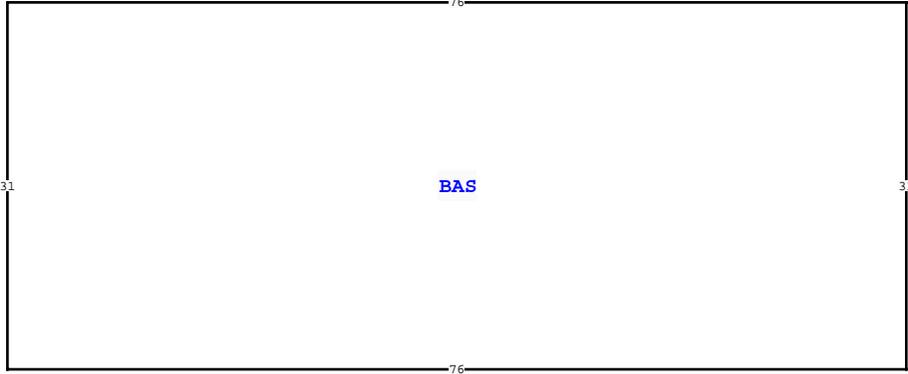
2026

20-3S-16-02193-001



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 80 |
| Exterior Wall | 31 | VINYL SID | 20 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 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 | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Architectural Units | 01 | CONV | 100 |
| Condition Adj | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 20316.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,356 | 100 | |
| TOTALS | 2,356 | | 165,771 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|----------------|-----------------|-----|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | MANUF | 1 | 100% | - | 2001 | | | | | | | |
| Heated Area: 2356 | | | | | HX Base Yr 2001 | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 165,771 |
| TOTAL MARKET OB/XF VALUE | | | 16,410 |
| TOTAL LAND VALUE - MARKET | | | 24,120 |
| TOTAL MARKET VALUE | | | 206,301 |
| SOH/AGL Deduction | | | 89,942 |
| ASSESSED VALUE | | | 116,359 |
| TOTAL EXEMPTION VALUE | WX HX HB | 56,411 | |
| BASE TAXABLE VALUE | | | 59,948 |
| TOTAL JUST VALUE | | | 206,301 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 205,693 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 30572 | M H | 0 | 10/29/2012 |

| SALES DATA | | | | | | |
|--------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1243/0523 | 12/08/2000 | WD | Q | I | 01 | 100 |
| GRANTOR: MACATEE'S | | | | | | |
| GRANTEE: COURSON'S | | | | | | |
| 0915/2356 | 12/08/2000 | WD | Q | I | | 47,000 |
| GRANTOR: MACATEE'S | | | | | | |
| GRANTEE: COURSON'S | | | | | | |

| 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 | 0021 | BARN, FR AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 2 | 0120 | CLFENCE | 4 | 0 | 100 | 82 | 10 | 2.50 | 2.50 | 60 | 1993 | 1993 | 3 | 60 | 1,230 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 500 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 120.00 | UT | 9.00 | 100 | 2005 | 2005 | 3 | 100 | 1,080 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,200 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,600 | |
| 8 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 9 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| 10 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |

| TOTAL OB/XF | | | | | | | | | | 14,010 | | | | | | |
|-------------|---------|----------|----------|---------|------------|-----|--|--|--|--------|--|--|--|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | AG DATE | 04/16/2026 | MLU | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W76 S31 E76 N31\$. | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 14,010 | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.34 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 24,120 | | | | | | | |

