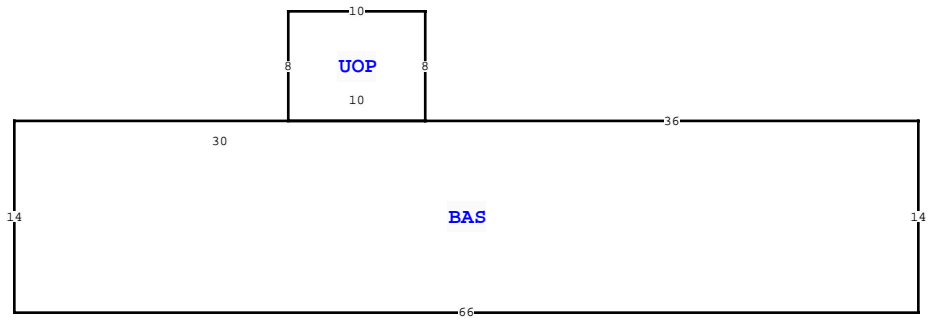


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	01	NONE	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0201	02	944	52.1400	49.01	46,265	1987	1987	0	0	50	45.00	20.00	
1 MANUF 1 0% - 0 Heated Area: 924 HX Base Yr													



Quality	01	01			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	21516.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	9,057
UOP	80	25		20	196
TOTALS	1,004			944	9,253

1315 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

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	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			9,253
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			66,253
SOH/AGL Deduction			21,358
ASSESSED VALUE			44,895
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			44,895
TOTAL JUST VALUE			66,253
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			56,253
PRMT:1:1: LOREY			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/1585	5/30/2009	WD	Q	I	01	22,000
GRANTOR: JOHN CARDOS						
GRANTEE: GEORGE W SR & MARY						
1107/0638	7/13/2006	QC	Q	I	01	100
GRANTOR: WILLIAM LOWREY						
GRANTEE: JOHN J CARDOS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W36 UOP= N8 W10 S8 E10\$ W30 S14 E66 N14\$.