

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	22216.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	900	100	2023
TOTALS	900		93,298

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2023		98,208	2022	2022	0	0	5.00	95.00	
			Heated Area: 900			HX Base Yr	2023					
306 NW AUSTIN WAY, LAKE CITY												
		BLD DATE		LGL DATE			05/07/2026	MLU				
		XF DATE		LAND DATE								
		INC DATE		AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			93,298
TOTAL MARKET OB/XF VALUE			6,200
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			111,498
SOH/AGL Deduction			5,083
ASSESSED VALUE			106,415
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			55,004
TOTAL JUST VALUE			111,498
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045052	Mobile Home		07/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/740	4/20/2022	WD	Q	I	03	12,000
GRANTOR: BURNHAM GEORGE L JR						
GRANTEE: MITCHELL NANCY DENI						
1345/0677	10/03/2017	TD	U	I	18	3,000
GRANTOR: CLERK OF COURT						
GRANTEE: GEORGE L BURNHAM JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=23,16] E60 S15 W60 N15 \$	

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100				100	3,000	
2	0296	SHED METAL	0	100	12	20	1.00	UT	1,000.00	100	2023	2022		100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2023	2022		100	2,200	
TOTAL OB/XF 6,200																

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	100		RSF	1145.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							