



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	14	PREFIN	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	13	LAM/VNLPLK		100	
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	133,614
TOTALS	1,512			1,512	133,614

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% - 2023		169,132	2000	2015	0	0	21.00	79.00	
				Heated Area: 1512			HX Base Yr 2023					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; left: 0; bottom: 50%; transform: translate(0, -50%);">27</span> <span style="position: absolute; right: 0; bottom: 50%; transform: translate(0, -50%);">27</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
				109 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		133,614	
TOTAL MARKET OB/XF VALUE		6,200	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		163,814	
SOH/AGL Deduction		9,439	
ASSESSED VALUE		154,375	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		102,964	
TOTAL JUST VALUE		163,814	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/962	12/10/2024	QC	U	V	11	100
GRANTOR: CARTER WILLIAM S						
GRANTEE: NELSO MARC						
1447/667	9/10/2021	WD	Q	I	01	112,500
GRANTOR: GATOR PROPERTIES OF N						
GRANTEE: NELSON MARC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2000	2000	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	1,600	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	400	
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							