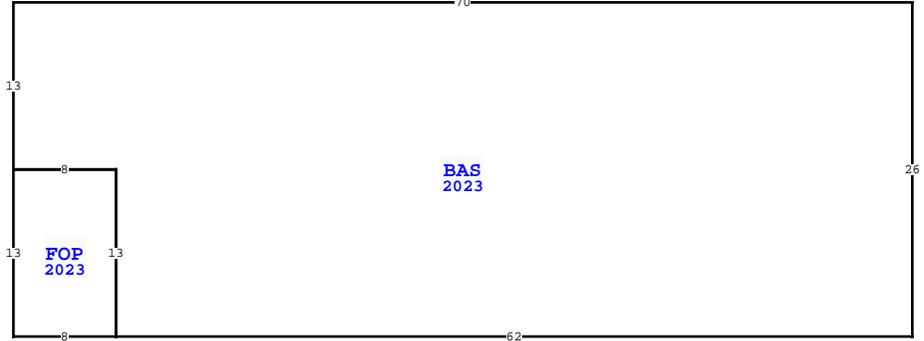


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 06
NEIGHBORHOOD/LOC	22316.020 1.00/	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF 2	0%	- 2026									Heated Area: 1716 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2023	1,716	182,951
FOP	104	35	2023	36	3,838
<b>TOTALS</b>	<b>1,820</b>			<b>1,752</b>	<b>186,790</b>

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023	MLU	

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	

EXTRA FEATURES																
160 NW WHITNEY GLN, LAKE CITY																

LAND DESCRIPTION																								
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF																
7,000																

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		186,790	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		212,290	
SOH/AGL Deduction		0	
ASSESSED VALUE		212,290	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		212,290	
TOTAL JUST VALUE		212,290	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041765	Mobile Home		12/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/2162	2/20/2025	CT	U	I	18	115,100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERIS BANK						
1476/1365	9/27/2022	WD	Q	I	01	195,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: POWERS JOSEPH GENE						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2023;ORIG=80,20] W70 S13 E8 S13 E62 N26 \$																
FOP=[YR=2023;ORIG=10,33] E8 S13 W8 N13 \$																