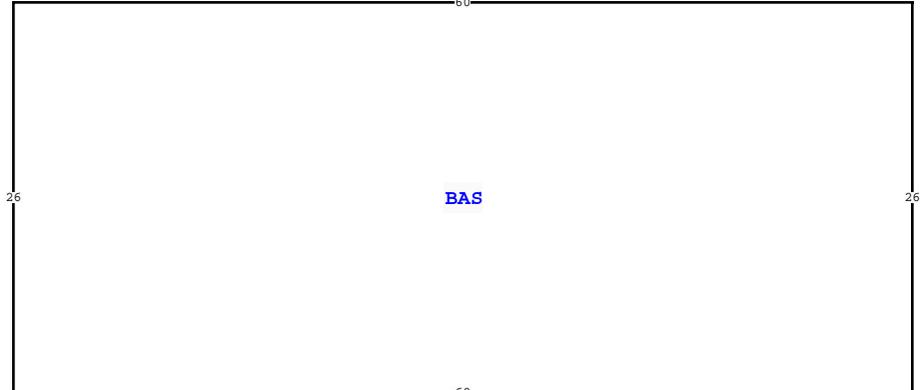


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06

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%	- 2025	Heated Area: 1560		HX Base Yr 2025						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		170,665	
TOTAL MARKET OB/XF VALUE		16,600	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		209,765	
SOH/AGL Deduction		0	
ASSESSED VALUE		209,765	
TOTAL EXEMPTION VALUE		HX HB WR VX SX 111,411	
BASE TAXABLE VALUE		98,354	
TOTAL JUST VALUE		209,765	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37931	M H	0	10/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1998	11/19/2024	QC	U	I	11	100
GRANTOR: ROWE JAMES						
GRANTEE: KINNEY PAUL						
1525/318	10/14/2024	PB	U	I	18	0
GRANTOR: ROWE PATRICIA						
GRANTEE: ROWE JAMES						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	170,665
TOTALS	1,560			1,560	170,665

228 NW WHITNEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0081	DECKING WI	0	100	0	0		1.00	UT 800.00	100	2021	2021		100	800	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100				3	100	7,000
3	0261	PRCH, UOP	0	100	0	0		1.00	UT 2,400.00	100	2023	2022		100	2,400	
4	0261	PRCH, UOP	0	100	8	16		1.00	UT 900.00	100	2023	2022		100	900	
5	0296	SHED METAL	0	100	0	0		1.00	UT 2,500.00	100	2023	2022		100	2,500	
6	0060	CARPORT F	0	100	0	0		1.00	UT 3,000.00	100	2023	2022		100	3,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=19,12] E60 S26 W60 N26 \$	

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							