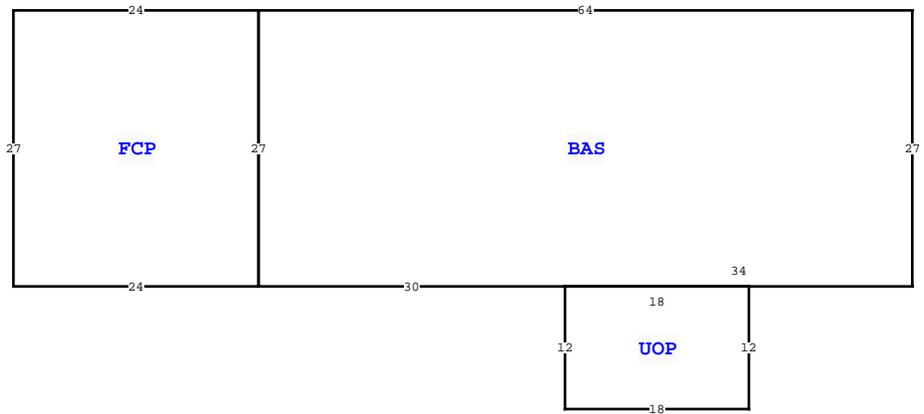


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,944	117.9000	110.83	215,454	1997	1997	0	0	45.00	55.00
1 MANUF 1 100% - 2010 Heated Area: 1728 HX Base Yr 2010											



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	22316.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	105,333
FCP	648	25		162	9,875
UOP	216	25		54	3,292
TOTALS	2,592			1,944	118,500

119 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
1	0166	CONC, PAVMT	0	100	0	0	1,833.00	UT	1.50	1.50	50
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 10,175

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			118,500
TOTAL MARKET OB/XF VALUE			10,175
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			151,175
SOH/AGL Deduction			88,626
ASSESSED VALUE			62,549
TOTAL EXEMPTION VALUE	HX HB		37,549
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			151,175
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38053	MAINT/ALTR	115	04/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1198/0354	7/01/2010	QC	U	I	11	100
GRANTOR: NANCY P WOZNIAK						
GRANTEE: LORRAINE S MOORE						
1175/0580	5/13/2009	WD	U	I	12	51,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: LORRAINE S MOORE &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 FCP= W24 S27 E24 N27\$ S27 E30 UOP= S12 E18 N12W18\$ E34 N27\$.	