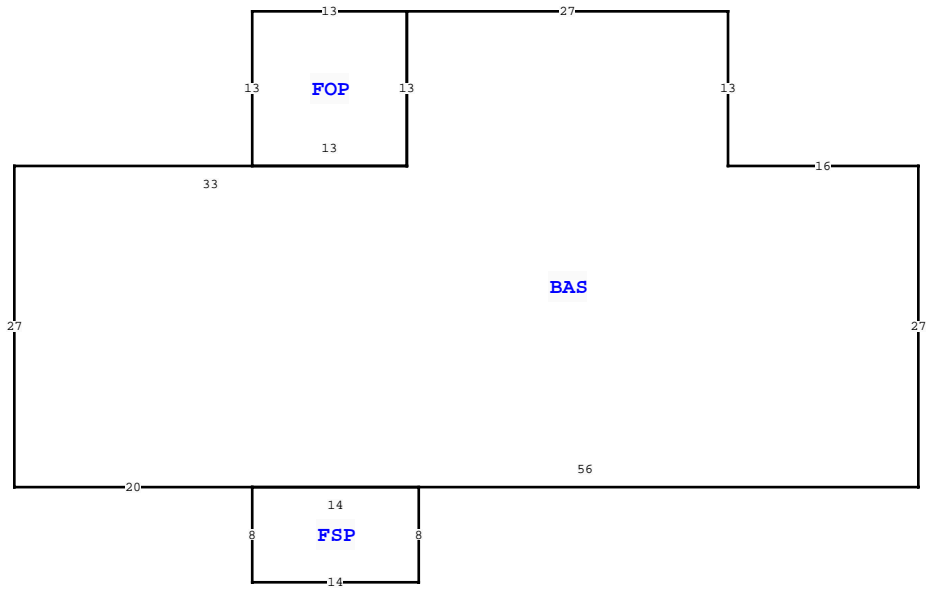


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,403	100	
FOP	169	30	
FSP	112	40	
TOTALS	2,684		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	01	2,499	101.7240	95.62	238,954	2001	2001	0	0	45.00	55.00
1 MODULAR 1 100% - 2015 Heated Area: 2403 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			131,425
TOTAL MARKET OB/XF VALUE			6,207
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			160,132
SOH/AGL Deduction			53,324
ASSESSED VALUE			106,808
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			50,397
TOTAL JUST VALUE			160,132
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046142	Remodel	14,000	12/20/2022
22342	ADDN SFR	95	09/24/2004
18880	SFR	375	10/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/0593	7/18/2014	WD	Q	I	01	102,500
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: KENNETH N & MARY T						
1258/0050	7/12/2013	WD	U	I	12	69,900
GRANTOR: DOMUS HOLDINGS LLC						
GRANTEE: IRONWOOD HOMES OF L						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1,938.00	UT	1.50	100	2001	2001	3	100	2,907	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	700	

TOTAL OB/XF												6,207					
211 SW FRIENDSHIP WAY, LAKE CITY																	
BLD DATE		LGL DATE		LAND DATE		04/21/2023		MLU									
XF DATE		AG DATE															
INC DATE																	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W16 N13 W27 FOP= W13 S13 E13 N13\$ S13 W33 S27 E20 FSP= S8 E14 N8 W14\$E56 N27\$.											

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	0201	C	MOD HOME	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							