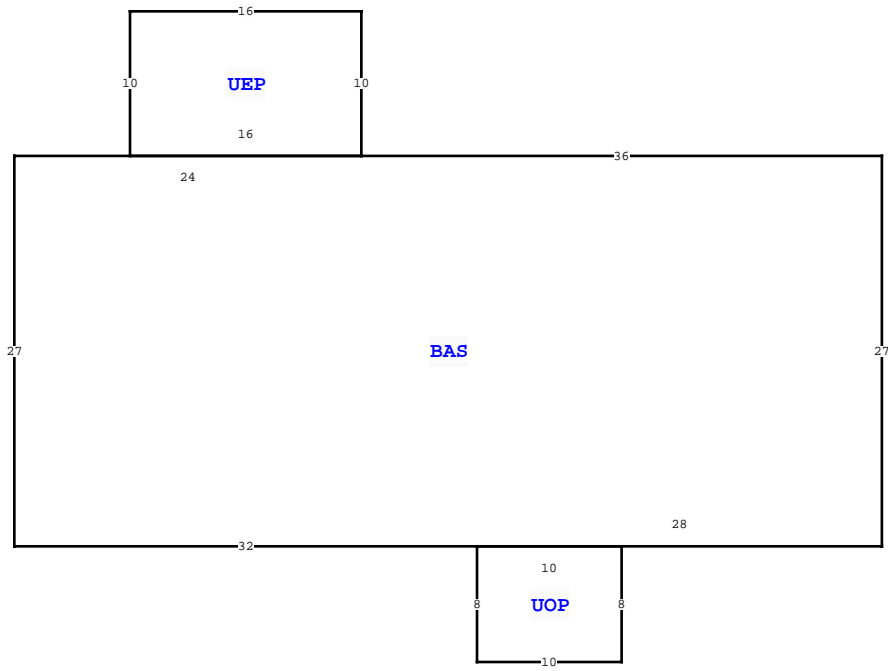


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	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	06
NEIGHBORHOOD/LOC	22416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UEP	160	70	
UOP	80	25	
TOTALS	1,860		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2026								
					Heated Area: 1620			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		152,221	
TOTAL MARKET OB/XF VALUE		10,833	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		185,554	
SOH/AGL Deduction		0	
ASSESSED VALUE		185,554	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		185,554	
TOTAL JUST VALUE		185,554	
NCON VALUE		500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23187	M H	322	05/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/2168	9/30/2025	WD U	I	41		241,500
GRANTOR: KWS PROPERTIES LLC						
GRANTEE: OSWALD CATHARINA						
1523/1941	9/12/2024	WD U	I	39		70,000
GRANTOR: QUARLES KAYLA						
GRANTEE: KWS PROPERTIES LLC						

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	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0120	CLFENCE	4	0	0	150.00	UT	7.50	7.50	100	2007	2007	3	100	1,125	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	10	120.00	UT	14.00	14.00	60	2007	2007	3	60	1,008	
8	0081	DECKING WI	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

TOTAL OB/XF													10,833				
581 SW BUCHANAN DR, LAKE CITY													BLD DATE		LGL DATE		
													XF DATE		LAND DATE	04/21/2023	MLU
													INC DATE		AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W36 UEP= N10 W16 S10 E16\$ W24 S27 E32 UOP= S8 E10 N8 W10\$ E28 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	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								