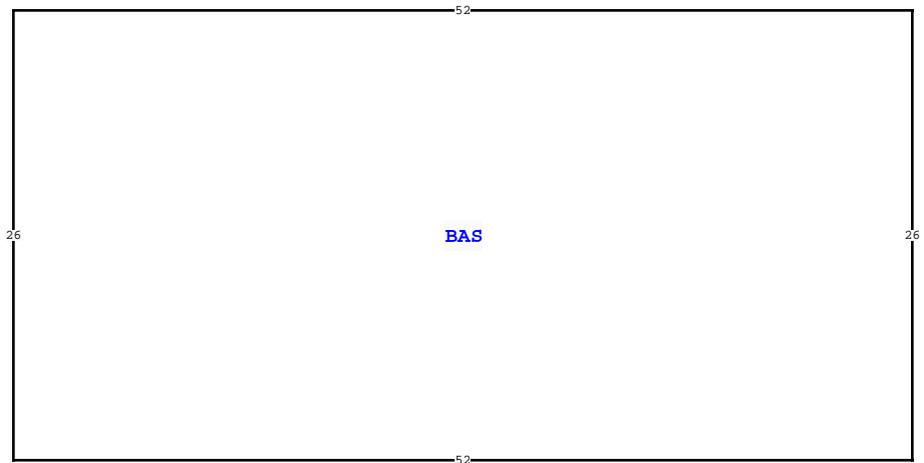


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	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	1,352	100	
TOTALS	1,352		1,352

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2026	Heated Area: 1352			HX Base Yr 2026					
													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,352	100		1,352	134,523								
TOTALS	1,352			1,352	134,523								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	134,523			
TOTAL MARKET OB/XF VALUE	7,000			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	164,023			
SOH/AGL Deduction	0			
ASSESSED VALUE	164,023			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	112,612			
TOTAL JUST VALUE	164,023			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	164,126			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043396	Roof Replacement	6,678	12/16/2021
28801	M H	446	08/20/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1768	1/12/2025	WD Q	I	01		202,000
GRANTOR: MCDONALD CYNTHIA L						
GRANTEE: PENNINGTON CHERYL						
1346/0152	10/11/2017	WD U	I	18		65,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: CYNTHIA L MCDONALD						

EXTRA FEATURES														466 SW JANUARY DR, LAKE CITY			
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	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W52 S26 E52 N26\$.													

LAND DESCRIPTION										TOTAL OB/XF										7,000				
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							