

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
Architectural Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
FSP	276	40	
TOTALS	1,680		
			1,514
			97,322

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2019						
Heated Area: 1404						HX Base Yr 2019					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,404	100		1,404	90,251						
FSP	276	40		110	7,071						
TOTALS	1,680			1,514	97,322						

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			97,322
TOTAL MARKET OB/XF VALUE			12,000
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			149,322
SOH/AGL Deduction			64,063
ASSESSED VALUE			85,259
TOTAL EXEMPTION VALUE	HX HB WR SX		85,259
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			149,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,356
XF0B:1:1: PEACHSTATE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26588	M H	484	01/08/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0901	2/26/2018	WD	Q	I	01	82,900
GRANTOR: BOBBY D BAIRD						
GRANTEE: ALMOND C DRUMMOND						
1135/1810	11/02/2007	WD	Q	V		40,000
GRANTOR: RICHARD & LUCY REESE						
GRANTEE: BOBBY D BAIRD						

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	2008	2008	3	100	1,200	
2	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	3,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	
TOTAL OB/XF 12,000																

BUILDING NOTES			
308 SW BEDROCK ST, LAKE CITY			
BLD DATE		LGL DATE	05/10/2024
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING DIMENSIONS														
BAS= W29 S27 E52 N27 FSP= N12 W23 S12 E23 S W23 S.														

LAND DESCRIPTION															TOTAL OB/XF 12,000									
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							