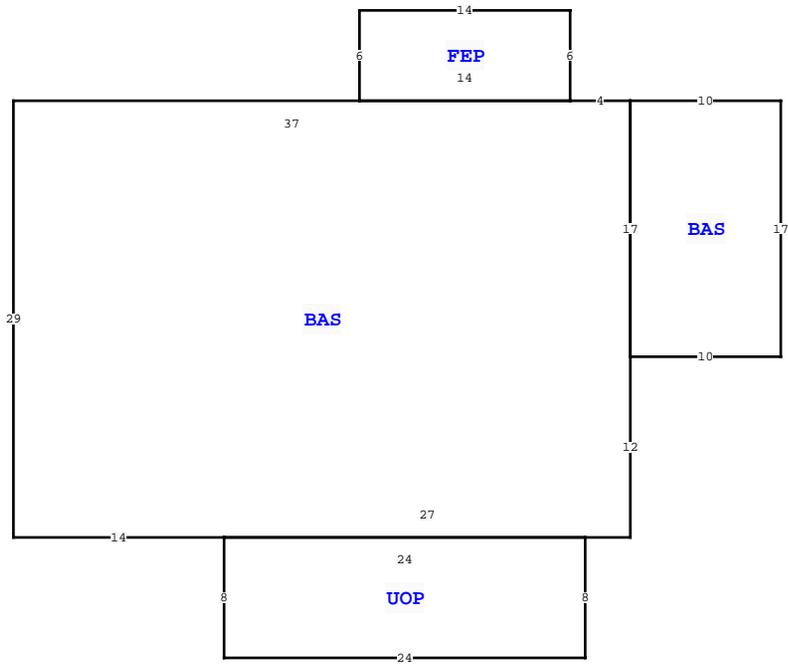


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0101 SFRES/SFRES	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	22517.030 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	170	100
BAS	1,189	100
FEP	84	80
UOP	192	20
TOTALS	1,635	1,464

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR RENTAL	0%	- 2026									Heated Area: 1359 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			75,714
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			94,380
TOTAL MARKET VALUE			170,094
SOH/AGL Deduction			0
ASSESSED VALUE			170,094
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,094
TOTAL JUST VALUE			170,094
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			265,315
SALE:5:1: BLOCK 13 MASON CITY, SALE INCLUDES 8 MH'			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049876	Remodel	10,000	05/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/104	11/26/2025	WD	U	I	11	100
GRANTOR: FEAGLE RONALD A						
GRANTEE: MASON CITY RENTALS,						
1146/1084	3/17/2008	WD	Q	I	03	55,000
GRANTOR: OLIVE V THORNTON						
GRANTEE: RONALD ALDINE & DOR						

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
11157 S US HIGHWAY 441 , LAKE CITY																
BLD DATE: 05/06/2026 MLU																
LGL DATE: 05/06/2026 MLU																
LAND DATE: 05/06/2026 MLU																
AG DATE: 05/06/2026 MLU																
INC DATE: 05/06/2026 MLU																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W4 FEP= N6 W14 S6 E14S W37 S29 E14 UOP= S8 E24 N8 W24S E27 N12 BAS= E10 N17 W10S17S N17S.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	4.34	AC		1.00	1.00	1.50	13,000.00	19,500.00	84,630							
2	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	13,000.00	19,500.00	9,750							

