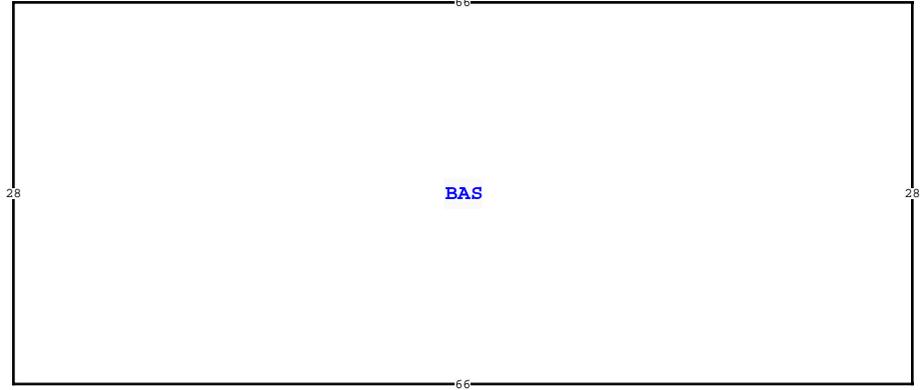


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2019		Heated Area: 1848					HX Base Yr 2019	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,442
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			19,440
TOTAL MARKET VALUE			81,382
SOH/AGL Deduction			23,473
ASSESSED VALUE			57,909
TOTAL EXEMPTION VALUE	HX HB		32,909
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			81,382
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,468
SALE:3:1: 1.03 AC WITH MOBILE HOME			
SALE:2:1: IN LIEU OF FORECLOSURE			
XFOB:1:1: PEACHTREE MH			

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	22517.030 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,848	100
TOTALS	1,848	54,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19252	RECONNECT	50	02/20/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1348/0408	11/16/2017	WD Q	Q	I	01	58,000	
GRANTOR: SIMON A & DORENDA M M							
GRANTEE: DAVID ARRINGTON							
1301/2483	9/21/2015	WD U	U	I	11	100	
GRANTOR: FELIX SPARKS (WIDOWER)							
GRANTEE: SIMON A & DORENDA M							

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	0296	SHED METAL	0	100	0	0			0.00	100	2017	2017	3	100	500	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

EXTRA FEATURES											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				05/08/2026	MLU						

BUILDING NOTES											
312 SW HODGES WAY, LAKE CITY											

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	100		00	0.00	0.00	1.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,440							