



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		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	02
NEIGHBORHOOD/LOC	22517.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		88,699

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,216	116.9000	112.22	136,460	2001	2010		0	0	35.00	65.00	
2 MANUF 1		100% - 2024		Heated Area: 1216				HX Base Yr 2024					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -10%);">76</span> <span style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, -10%);">76</span> <span style="position: absolute; left: -10px; top: 50%; transform: translate(-10%, 50%);">15</span> <span style="position: absolute; right: -10px; top: 50%; transform: translate(10%, 50%);">16</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>													
245 SW CAVALRY PL, LAKE CITY													
BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		05/08/2026		MLU	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		88,699	
TOTAL MARKET OB/XF VALUE		8,300	
TOTAL LAND VALUE - MARKET		12,150	
TOTAL MARKET VALUE		109,149	
SOH/AGL Deduction		0	
ASSESSED VALUE		109,149	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		57,738	
TOTAL JUST VALUE		109,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		108,616	
SALE:10:1: AGREEMENT FOR DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120	M H	125	11/08/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/1797	8/18/2023	WD	Q	I	01	130,000
GRANTOR: ROGERS ANGELA M						
GRANTEE: BITTNER JEFFREY EVA						
1240/1361	8/27/2012	AG	U	I	30	100
GRANTOR: ANGELA M ROGERS						
GRANTEE: ANGELA M ROGERS & P						

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	0080	DECKING	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	500	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 800.00	100	2024	2023		100	800	
TOTAL OB/XF														8,300		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W76 S16 E76 N16\$.													

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			0.00	0.00	0.54	AC		1.00	1.00	1.25	18,000.00	22,500.00	12,150							