

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	32	HARDIE BRD 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	12	HARDWOOD 50	
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	
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	23515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,792	100	2026
TOTALS	1,792		1,792
			52,835

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,792	117.0000	73.71	132,088	1986	1986		0	0	60.00												
1 MOBILE HME 0% - 2026 Heated Area: 1792 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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				05/06/2026	MLU																		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		52,835	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		29,600	
TOTAL MARKET VALUE		86,635	
SOH/AGL Deduction		0	
ASSESSED VALUE		86,635	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		86,635	
TOTAL JUST VALUE		86,635	
NCON VALUE		57,035	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		27,750	
PRMT:1:1: THOMAS MH			
BLDG:1:1: HORTON MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053260	Mobile Home		05/29/2025
000053128	Right-of-Way Acce		05/18/2025
11482	M H	125	08/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1454	4/23/2025	WD	Q	V	01	27,800
GRANTOR: SCHULL PHYLLIS T						
GRANTEE: FORD ROBERT W						
1233/2367	4/26/2012	PB	U	V	18	0
GRANTOR: WILLIAM R THOMAS ESTA						
GRANTEE: PHYLLIS T SCHULL						

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	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
TOTALS												1,792		1,792	52,835	

BUILDING NOTES	
1089 SW HARTFORD WAY, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=18,8] E64 S28 W64 N28 \$	

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	0		A-1	0.00	0.00	0.93	AC		1.00	1.00	1.00	16,000.00	16,000.00	14,880							
2	0000	C	VAC RES	0		00	0.00	0.00	0.92	AC		1.00	1.00	1.00	16,000.00	16,000.00	14,720							