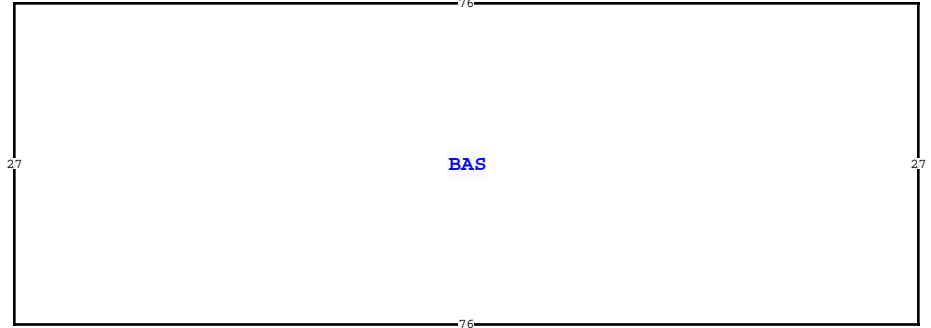




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual Units	01 CONV 100 0 100

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%	- 2026		Heated Area: 2052					HX Base Yr	2026		



Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	23617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	81,336
TOTALS	2,052			2,052	81,336

1725 SE COUNTY ROAD 18 , LAKE CITY

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	81,336			
TOTAL MARKET OB/XF VALUE	5,200			
TOTAL LAND VALUE - MARKET	347,820			
TOTAL MARKET VALUE	106,164			
SOH/AGL Deduction	0			
ASSESSED VALUE	106,164			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	54,753			
TOTAL JUST VALUE	434,356			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	375,323			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28728	M H	375	07/19/2010
25804	M H	413	05/11/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/738	4/27/2025	LE U		I	14	100
GRANTOR: GRAHAM PAULINE T (ENH)						
GRANTEE: GRAHAM ORMAN J (RMD)						
0582/0043	12/01/1985	WD Q	V			56,900
GRANTOR: HILL VERNON M						
GRANTEE: GRAHAM ORMAN A						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W76 S27 E76 N27S.	

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	2013	2013	3	100	1,200	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	800	
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	1,200	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	800	
5	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	1,200	

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	5700	A	TIMBER 4	0		A-1	0.00	0.00	62.24	AC		1.00	1.00	1.00	227.00	227.00	14,128							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	62.24	AC		1.00	1.00	1.00	5,500.00	5,500.00	342,320							
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							