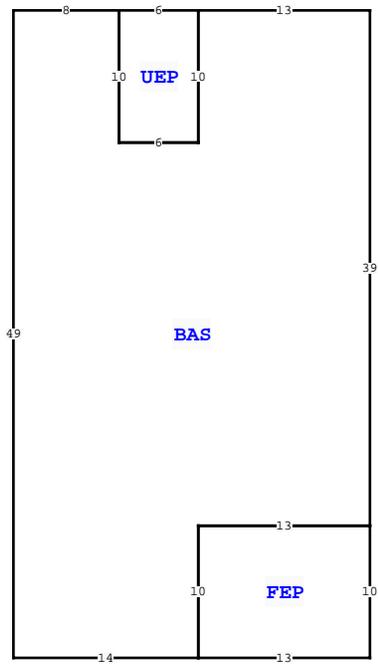




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
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
BAS	1,133	100	
FEP	130	80	
UEP	60	60	
TOTALS	1,323		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	2016		177,049	1955	1955	0	0	35.00	65.00
					Heated Area: 1133	HX Base Yr 2016					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		156,235	
TOTAL MARKET OB/XF VALUE		31,245	
TOTAL LAND VALUE - MARKET		785,000	
TOTAL MARKET VALUE		249,253	
SOH/AGL Deduction		36,254	
ASSESSED VALUE		212,999	
TOTAL EXEMPTION VALUE	HX HB SX	94,697	
BASE TAXABLE VALUE		118,302	
TOTAL JUST VALUE		972,480	
NCON VALUE		6,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		883,499	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054144	Mobile Home		10/03/2025
000054129	Right-of-Way Acce		09/23/2025
000051400	Electrical Servic	0	11/05/2024
000042261	Mobile Home		07/02/2021
27059	M H	468	06/03/2008
24477	M H	378	05/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0444	2/07/2017	TR U	I	30		100

GRANTOR: ALICE P KINSEY TRUSTE
GRANTEE: ALICE P KINSEY

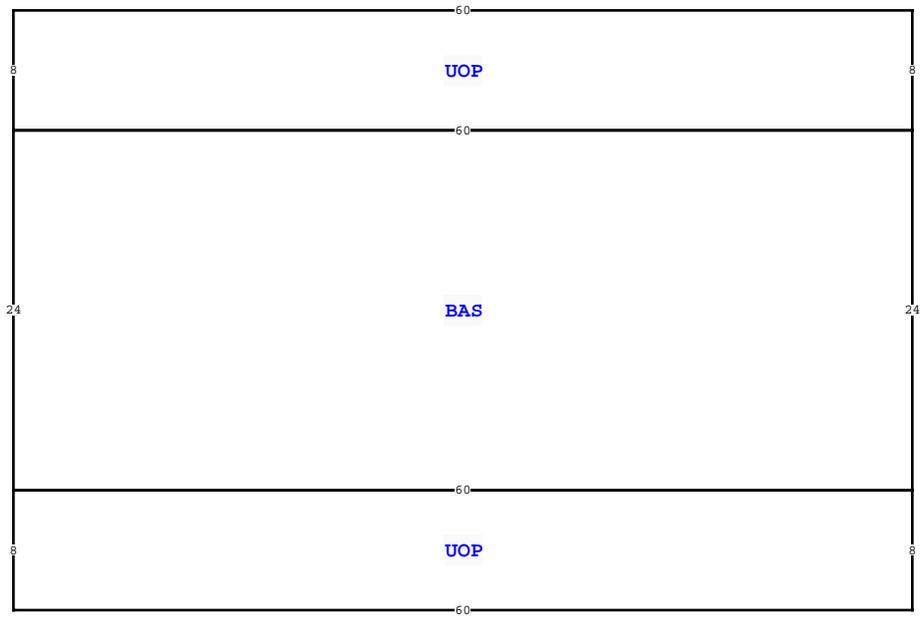
BUILDING NOTES									
BAS= W13 UEP= W6 S10 E6 N10\$ S10 W6 N10 W8 S49 E14 FEP= E13 N10 W13 S10\$ N10 E13 N39\$.									

EXTRA FEATURES										BLD DATE		LGL DATE					
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	0020	BARN,FR	0	100	0	0	1.00	UT	800.00	800.00	50	0	0	3	50	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	25	0	0	3	25	250	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0294	SHED WOOD/	0	100	31	30	930.00	UT	7.50	7.50	20	2005	2005	3	20	1,395	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
9	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
10	0040	BARN,POLE	0	0	0	0	1.00	UT	6,500.00	6,500.00	100	2026	2025		100	6,500	
TOTALS										1,273		115,082		BLD DATE		LGL DATE	
EXTRA FEATURES										184 SE GRASSLAND TER, LAKE CITY		XF DATE		LAND DATE			
EXTRA FEATURES												INC DATE		AG DATE			
												05/07/2026		MLU			

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	10,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	116.00	AC		1.00	1.00	1.00	370.00	370.00	42,920							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	227.00	227.00	8,853							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	155.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	775,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
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
Quality	03	03	
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
BAS	1,440	100	
UOP	480	25	
UOP	480	25	
TOTALS	2,400		1,680

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MOBILE HME	100%	- 2016								
				Heated Area: 1440			HX Base Yr	2016			



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			156,235
TOTAL MARKET OB/XF VALUE			31,245
TOTAL LAND VALUE - MARKET			785,000
TOTAL MARKET VALUE			249,253
SOH/AGL Deduction			36,254
ASSESSED VALUE			212,999
TOTAL EXEMPTION VALUE	HX HB SX		94,697
BASE TAXABLE VALUE			118,302
TOTAL JUST VALUE			972,480
NCON VALUE			6,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			883,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10840	M H	125	03/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0444	2/07/2017	TR U	I	30		100

GRANTOR: ALICE P KINSEY TRUSTE
GRANTEE: ALICE P KINSEY

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= N24 UOP= N8 W60 S8 E60\$ W60 S24 UOP= S8 E60 N8 W60\$ E60\$.														

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
TOTAL OB/XF 0																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV