



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE 11,827 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 76,827 SOH/AGL Deduction 15,504 ASSESSED VALUE 61,323 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 61,323 TOTAL JUST VALUE 76,827 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 66,827 BLDG:1:1: OAKS MH											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000044307 Electrical Servic 0 04/27/2022 8494 M H 125 06/13/1994											
																				SALES DATA OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD PRICE 1368/2569 9/15/2018 WD Q I 01 40,000 GRANTOR: DAVID L & DENISE J PL GRANTEE: HOWARD H & DONNA M 1040/0051 3/04/2005 WD Q I 35,000 GRANTOR: JULIAN CIPRIANI JR GRANTEE: DAVID L PLATZ & DEN											
TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE											
EXTRA FEATURES										2047 SW OLD WIRE RD, LAKE CITY																					
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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	438.00	438.00	50	0	0	3	50	219															
2	0210	GARAGE U	0	0	24	24	576.00	UT	16.00	16.00	50	2009	2009	3	50	4,608															
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
										TOTAL OB/XF 11,827																					
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							
1	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000														
REVIEW DATE 03/06/2026 BY ks Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/29/2026 BY SYS																															