

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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		3	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	24516.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		1,216

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2024		Heated Area: 1216					HX Base Yr	2024

76  
15  
BAS  
16  
76

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		74,411	
TOTAL MARKET OB/XF VALUE		23,950	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		163,361	
SOH/AGL Deduction		14,193	
ASSESSED VALUE		149,168	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		97,757	
TOTAL JUST VALUE		163,361	
NCON VALUE		12,400	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		133,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054585	New Residential C	160,000	11/26/2025
000054460	Right-of-Way Acce		11/12/2025
25556	M H	275	02/20/2007
17809	M H	125	01/09/2001
15622	M H	125	06/04/1999
9536	M H	125	03/29/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/2001	5/02/2023	WD	Q	I	04	165,000
GRANTOR: CLARK DIANA						
GRANTEE: MATHIS JOHNNY L						
1484/1042	2/08/2023	WD	Q	I	01	82,500
GRANTOR: BAR D RANCH PARTNERSH						
GRANTEE: MATHIS JOHNNY L						

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	0294	SHED WOOD/	0	100	0	0		1.00	UT	0.00			0	3	100	4,500
3	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00				3	100	7,000
4	0252	LEAN-TO W/	0	100	0	0		1.00	UT	0.00		2009	2009	3	100	50
5	0040	BARN, POLE	0	100	48	52		1.00	UT	12,400.00		2026	2025		100	12,400

BUILDING NOTES	
2659 SW OLD WIRE RD, LAKE CITY	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							