



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Architectural Units	0	100		
05	Quality	05	05		
0200	DOR CODE	MOBILE HOME			
	MAP NUM		MKT AREA 02		
24516.010	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	30,709
TOTALS	1,104			1,104	30,709

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MOBILE HME	0%	0	69.54	76,772	1991	1991	0	0	60.00	40.00												
			Heated Area: 1104			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>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		30,709	
TOTAL MARKET OB/XF VALUE		9,300	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		105,009	
SOH/AGL Deduction		25,135	
ASSESSED VALUE		79,874	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		79,874	
TOTAL JUST VALUE		105,009	
NCON VALUE		1,600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		93,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12256	M H	125	03/10/1997
7997	PUMP/UTPOL	30	01/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/2050	2/18/2014	WD U	V	V	39	18,700
GRANTOR: ROBERT L HENRY						
GRANTEE: LUANNE JACKSON						
1269/2049	2/18/2014	WD U	V	V	34	19,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ROBERT L HENRY						

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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
5	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
TOTALS															9,300		

BUILDING NOTES	
641 SW GAINER DR, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W48 S23 E48 N23\$.	

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							