BEG NE COR OF W1/2 OF SE1/4 OF N
525.18 FT, S 14 DEG E 482.72 FT,
N 471.27 FT TO POB.

ALBRIGHT BARBARA C REVOCABLE LIVING TRUST DATED JA
P O BOX 141
WELLBORN, FL 32094

2027

25-3S-15-00214-001

BUILDING CHARACTERISTICS

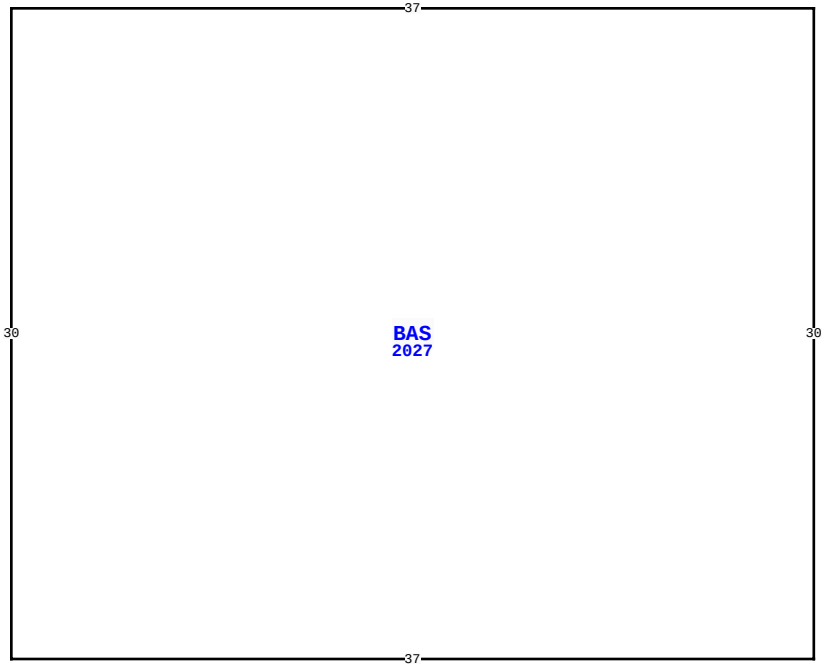
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	2027	1,110	54,506
TOTALS	1,110			1,110	54,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	1,110	96.0000	89.28	99,101	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2027 Heated Area: 1110 HX Base Yr



8295 W US HIGHWAY 90, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0030	BARN,MT	0	0	0	0	1.00	UT	10,350.00	10,350.00	100	2026	2025		100	10,350	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,506
TOTAL MARKET OB/XF VALUE	10,350
TOTAL LAND VALUE - MARKET	60,120
TOTAL MARKET VALUE	124,976
SOH/AGL Deduction	5,738
ASSESSED VALUE	119,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,238
TOTAL JUST VALUE	124,976
NCON VALUE	54,506
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055646	Mobile Home		05/11/2026
000053016	Storage Building	12,000	05/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/414	12/06/2023	WD	U	V	11	100
GRANTOR: T L C MINISTRIES INC						
GRANTEE: ALBRIGHT BARBARA C						
0939/2724	11/16/2001	WD	Q	V	01	100
GRANTOR: BIANCA H BROWN (RESER						
GRANTEE: TLC MINISTRIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=10,5] E37 S30 W37 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,350

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 09/01/2026 BY JB Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS