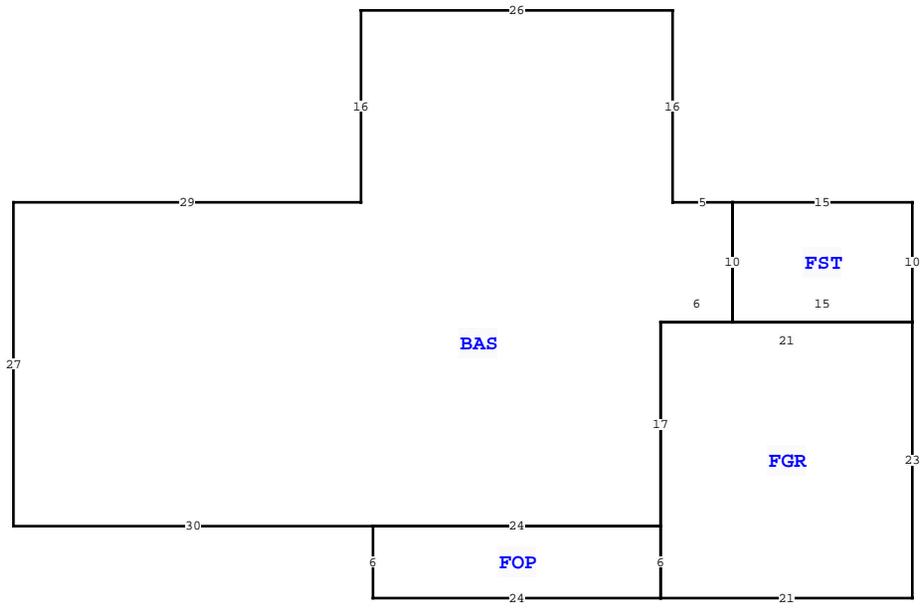


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,325	114.4600	130.48	303,366	1986	1986	0	0	35.00	65.00
1 SINGLE FAM 100% - 2015 Heated Area: 1934 HX Base Yr 2015											



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	25416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100		1,934	164,026
FGR	483	55		266	22,560
FOP	144	30		43	3,647
FST	150	55		82	6,954
TOTALS	2,711			2,325	197,188

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			197,188
TOTAL MARKET OB/XF VALUE			7,438
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			227,126
SOH/AGL Deduction			84,359
ASSESSED VALUE			142,767
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			91,356
TOTAL JUST VALUE			227,126
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,680

LAND:1:1: 0.57 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049807	Electrical Servic	0	05/14/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/202	8/25/2021	WD	U	I	11	100
GRANTOR: CUNNINGHAM MARK						
GRANTEE: CUNNINGHAM MARK						
1276/0229	6/12/2014	WD	U	I	18	115,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MARK CUNNINGHAM (MA)						

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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	1,250	
2	0070	CARPORT UF	0	100	0	0	UT	1,200.00	1,200.00	50	0	0	3	50	600	
3	0296	SHED METAL	0	100	26	25	UT	7.50	7.50	100	1993	1993	3	100	4,688	
4	0120	CLFENCE 4	0	100	0	0	UT	4.50	4.50	100	1993	1993	3	100	900	

125 SW MOCKINGBIRD WAY, LAKE CITY  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE 04/14/2026  
 AG DATE  
 MLU

BUILDING NOTES											
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**BUILDING DIMENSIONS**  
 BAS= W5 N16 W26 S16 W29 S27 E30 FOP= S6 E24 N6 W24\$ E24 FGR=  
 S6E21 N23 W21 S17\$N17 E6N10\$ FST= S10 E15 N10 W15 \$.

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		RSF	1160.00	155.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							