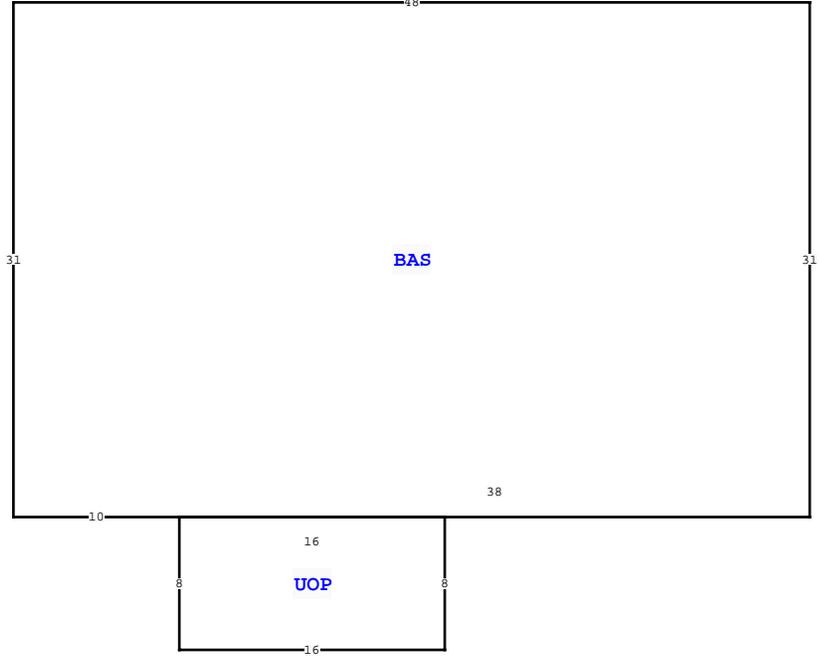


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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		
0201	02	1,520	113.9000	109.34	166,197	1999	1999	0	0	45.00	55.00		
2 MANUF		1	0% - 0	Heated Area: 1488				HX Base Yr					



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		02			
NEIGHBORHOOD/LOC	25417.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	89,484
UOP	128	25		32	1,924
TOTALS	1,616			1,520	91,408

176 SE DUANE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	0210	GARAGE U	0	0	12	32	384.00	UT	16.00	16.00	100	2017	2017	3	100	6,144	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 13,144

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		00	0.00	0.00	1.15	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,700							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				91,408		
TOTAL MARKET OB/XF VALUE				13,144		
TOTAL LAND VALUE - MARKET				20,700		
TOTAL MARKET VALUE				125,252		
SOH/AGL Deduction				26,428		
ASSESSED VALUE				98,824		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				98,824		
TOTAL JUST VALUE				125,252		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				118,754		
XFOB:1:1: HORTON MH						
BLDG:1:1: HORTON MH						
PERMIT NUM				DESCRIPTION	AMT	ISSUED
24177				M H	275	03/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/2597	3/22/2019	WD Q	Q	I	01	75,000
GRANTOR: WENDALL FROST & SUSAN						
GRANTEE: RICHARD MARK BERTOC						
1324/0530	10/19/2016	WD Q	Q	I	01	53,000
GRANTOR: JACQUELINE BOWLES						
GRANTEE: WENDALL FROST & SUS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S31 E10 UOP= S8 E16 N8 W16\$ E38 N31\$.	