



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	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		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25515.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		17,523

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	75.2490	47.41	43,807	1990	1990	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		17,523	
TOTAL MARKET OB/XF VALUE		7,700	
TOTAL LAND VALUE - MARKET		110,880	
TOTAL MARKET VALUE		136,103	
SOH/AGL Deduction		43,757	
ASSESSED VALUE		92,346	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		92,346	
TOTAL JUST VALUE		136,103	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,148	
SALE:1:2: MEMBERS ALL BUT 16.83 AC.			
SALE:1:1: PURCHASED 88.90 ACRES THEN GAVE FAMILY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23747	M H	521	10/20/2005
21420	TR/TRAILER	150	01/14/2004
21213	TR/TRAILER	75	10/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1807	10/28/2017	AG	U	I	21	62,000
GRANTOR: CRAIG R PERRY						
GRANTEE: TANYA SOULSBY						
1303/1383	7/13/2015	QC	U	I	38	58,000
GRANTOR: ANGELA KNOWLES TOUCHT						
GRANTEE: CRAIG R PERRY (LIEU)						

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	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0265	PRCH, UEP	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION																								
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	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	9.08	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,880							

BUILDING NOTES											
401 SW DARWIN GLN, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

BUILDING DIMENSIONS											
BAS= W66 S14 E66 N14S.											

TOTAL OB/XF											
7,700											