

COMM NE COR SW1/4 OF NE1/4,
 RUN W 385 FT FOR POB, RUN S
 276 FT, W 283.90 FT, N 276 FT,

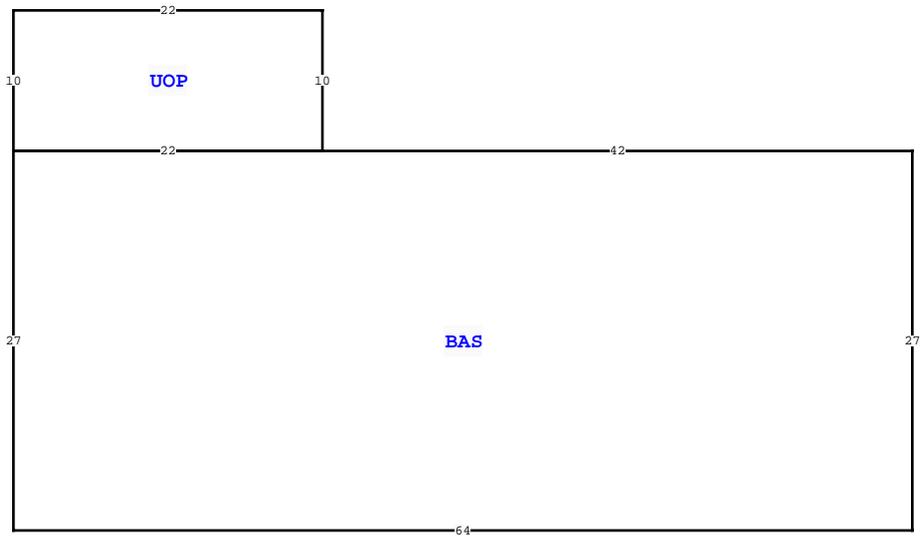
DOWNING MITCHELL/DOWNING ELLEN
 134 SW LILAC CT
 LAKE CITY, FL 32055

2026

26-3S-15-00256-002


| ELEMENT | | BUILDING CHARACTERISTICS | |
|---------|------------------|--------------------------|-------------|
| CD | CONSTRUCTION | | |
| 31 | VINYL SID 100 | | |
| 03 | GABLE/HIP 100 | | |
| 14 | PREFIN 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. | 100 |
| 01 | CONV 100 | | |
| | Units | 0 | 100 |
| 03 | 03 100 | | |
| 01 | 01 100 | | |
| 05 | 05 | | |
| 0200 | MOBILE HOME | | |
| | MAP NUM | | 01 |
| | NEIGHBORHOOD/LOC | 26315.00 | 1.00/ |
| | AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| | BAS | 1,728 | 100 |
| | UOP | 220 | 25 |
| | TOTALS | 1,948 | 1,783 |
| | | | 52,976 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MOBILE HME | 100% | - 0 | | | | | | | | |
| | | | | Heated Area: 1728 | | | | | | | |
| | | | | | HX Base Yr | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 52,976 |
| TOTAL MARKET OB/XF VALUE | | | 16,400 |
| TOTAL LAND VALUE - MARKET | | | 38,800 |
| TOTAL MARKET VALUE | | | 108,176 |
| SOH/AGL Deduction | | | 49,602 |
| ASSESSED VALUE | | | 58,574 |
| TOTAL EXEMPTION VALUE | HX HB | | 33,574 |
| BASE TAXABLE VALUE | | | 25,000 |
| TOTAL JUST VALUE | | | 108,176 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 101,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
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| SALES DATA | | | | | | |
|--------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0740/1524 | 7/12/1990 | WD | Q | V | | 1,000 |
| GRANTOR: LOIS NEELEY | | | | | | |
| GRANTEE: MICHELL DOWNING | | | | | | |

| EXTRA FEATURES | | 146 SW LILAC CT, LAKE CITY | |
|----------------|------------|----------------------------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP |
| 1 | 0190 | FPLC PF | 0 100 |
| 2 | 0040 | BARN, POLE | 0 100 |
| 3 | 9945 | Well/Sept | 0 100 |
| 4 | 0070 | CARPORT UF | 0 100 |
| 5 | 9947 | Septic | 0 100 |
| 6 | 0294 | SHED WOOD/ | 0 100 |
| 7 | 0081 | DECKING WI | 0 100 |
| 8 | 0040 | BARN, POLE | 0 100 |

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|------------|---------|
| | | | | 04/20/2026 | 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 | 0190 | FPLC PF | 0 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0040 | BARN, POLE | 0 100 | 16 | 25 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 3 | 9945 | Well/Sept | 0 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 2,800 | |
| 5 | 9947 | Septic | 0 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0294 | SHED WOOD/ | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |
| 7 | 0081 | DECKING WI | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 300 | |
| 8 | 0040 | BARN, POLE | 0 100 | 10 | 16 | 160.00 | UT | 2.50 | 2.50 | 100 | 2016 | 2016 | 3 | 100 | 400 | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W42 UOP= N10 W22 S10 E22\$ W22 S27 E64 N27\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | 16,400 | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.94 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 38,800 | | | | | | | |