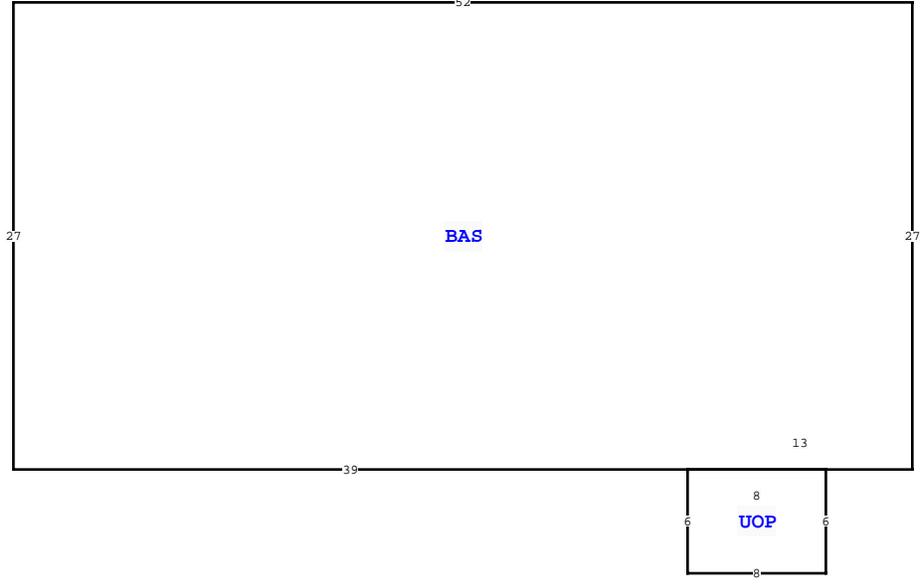




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	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	26315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
UOP	48	25	
TOTALS	1,452		1,416 40,288

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: 1404			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,288
TOTAL MARKET OB/XF VALUE			8,400
TOTAL LAND VALUE - MARKET			48,840
TOTAL MARKET VALUE			97,528
SOH/AGL Deduction			46,350
ASSESSED VALUE			51,178
TOTAL EXEMPTION VALUE	HX HB 13		51,178
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			97,528
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			91,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1796	9/17/2025	LE U		I	14	100
GRANTOR: RHODES LAURA BEARDSLE						
GRANTEE: RHODES LAURA BEARDS						
1529/2293	12/17/2024	LE U		I	14	100
GRANTOR: RHODES LAURA LEE						
GRANTEE: RHODES LAURA LEE (E)						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0294	SHED WOOD/	0	100	14	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF												8,400	
270 NW JESSUP CT, LAKE CITY													

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S27 E39 UOP= S6 E8 N6 W8\$ E13 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												8,400	
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	4.07	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,840								