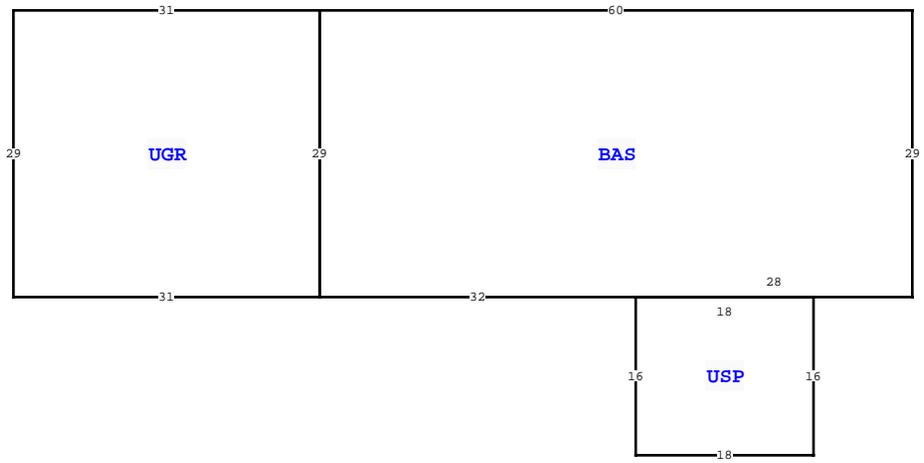


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Stories	1.	1.	100
Architctual	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	02
NEIGHBORHOOD/LOC	26415.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	
UGR	899	45	
USP	288	35	
TOTALS	2,927		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MANUF	1	100%	-	2003						
Heated Area: 1740						HX Base Yr 2003					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				134,586		
TOTAL MARKET OB/XF VALUE				28,864		
TOTAL LAND VALUE - MARKET				65,650		
TOTAL MARKET VALUE				229,100		
SOH/AGL Deduction				106,321		
ASSESSED VALUE				122,779		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				71,368		
TOTAL JUST VALUE				229,100		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				211,627		
SALE:1:1: 10.43 AC WITH WELL & 2 SEPTIC TANKS						
BLDG:1:1: FLEE MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20516	GARAGE	158	03/14/2003			
19151	M H	125	01/24/2002			
17761	M H	125	12/18/2000			
14554	M H	125	09/25/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/2664	2/14/2002	WD	P	V	99	28,500
GRANTOR: DAVID & CATHERINE ROS						
GRANTEE: CLYDE & JUDITH HOGE						
0947/2662	2/09/2002	WD	Q	V	03	100
GRANTOR: TERRY M KELLY TRUSTEE						
GRANTEE: DAVID R & CATHERINE						
BLD DATE						LGL DATE
XF DATE						LAND DATE
INC DATE						AG DATE
349 SW LOREN CT, LAKE CITY						05/06/2026 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
5	0031	BARN,MT AE	0	100	32	56	1,792.00	UT	9.00	9.00	100
6	0251	LEAN TO W/	0	100	16	56	896.00	UT	3.50	3.50	100

TOTAL OB/XF												28,864												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,650							

REVIEW DATE																							
10/14/2025																							
BY ks																							
Total Acres: 5.05																							
Total Land Value: 65,650																							
Market: 0																							
Agricultural: 0																							
Common: 65,650																							
PRINTED 06/09/2026 BY SYS																							