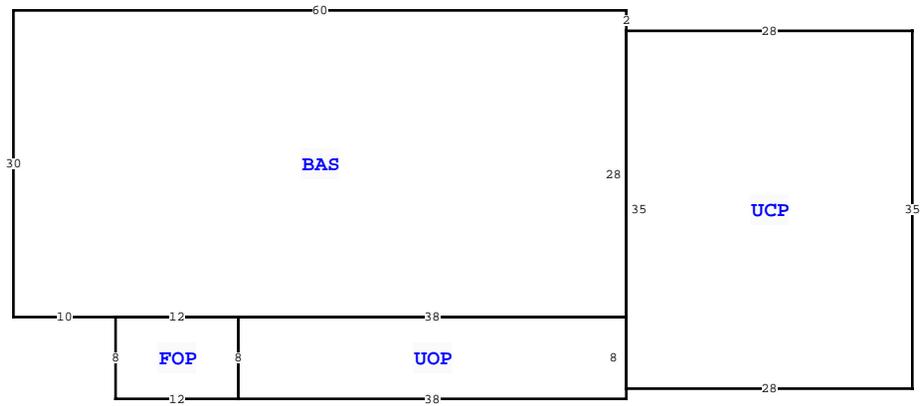




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,106	115.9000	108.95	229,449	2016	2016	0	0	18.00	82.00		
2 MANUF 1 100% - 2006 Heated Area: 1800 HX Base Yr 2006													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM					
NEIGHBORHOOD/LOC	26415.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	160,810
FOP	96	35		34	3,037
UCP	980	20		196	17,510
UOP	304	25		76	6,790
TOTALS	3,180			2,106	188,148

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			188,148	
TOTAL MARKET OB/XF VALUE			13,900	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			267,048	
SOH/AGL Deduction			139,311	
ASSESSED VALUE			127,737	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			76,326	
TOTAL JUST VALUE			267,048	
NCON VALUE			2,000	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			251,311	
BLDG:1:1: AMER MH				
SALE:1:1: 10.01 AC WITH WELL & SEPTIC TANK				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054808	Roof Replacement	9,600	01/13/2026
33891	M H	0	03/24/2016
12701	M H	125	06/26/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/1244	6/27/2018	QC	U	I	11	100
GRANTOR: BONNIE J FORBES						
GRANTEE: BONNIE J LEE & J CU						
1040/2758	3/15/2005	WD	Q	I		97,000
GRANTOR: JEFFREY & SHIRLEY TAY						
GRANTEE: BONNIE J FORBES						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	300	
2	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.50	7.50	100	2005	2005	3	100	3,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	20	20	400.00	UT	2.00	2.00	100	2005	2005	3	100	800	
5	0251	LEAN TO W/	0	100	20	20	400.00	UT	2.00	2.00	100	2005	2005	3	100	800	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

409 SW LOREN CT, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/06/2026
														INC DATE		AG DATE	MLU
														TOTAL OB/XF 13,900			

BUILDING NOTES						
UCP= W28 BAS= N2 W60 S30 E10 FOP= S8 E12 N8 W12\$ E12 UOP= S8 E38 N8 W38\$ E38 N28\$ S35 E28 N35\$.						

LAND DESCRIPTION														TOTAL OB/XF 13,900										
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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							