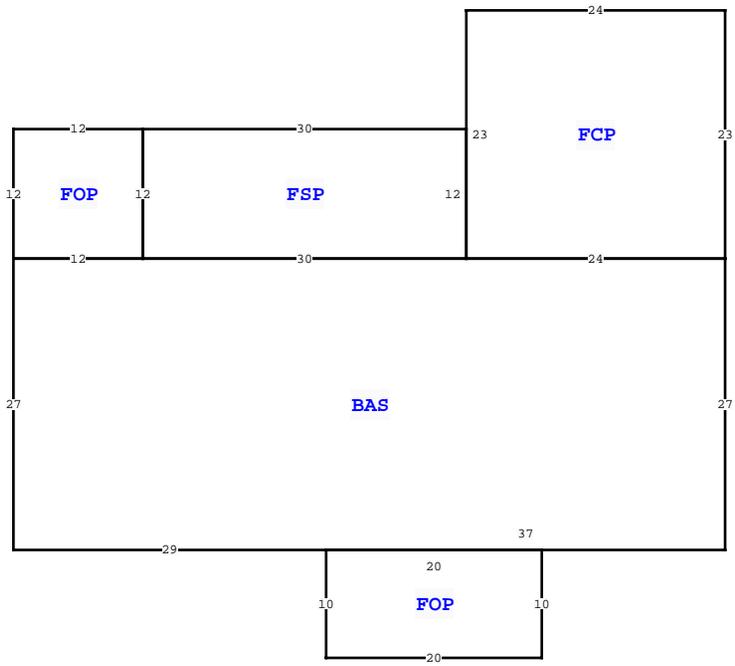


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
FOP	552	25	
FOP	144	35	
FOP	200	35	
FSP	360	40	
TOTALS	3,038		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,184	99.0945	59.46	129,861	1996	1995		0	0	60.00	40.00	
1 MOBILE HME 0% - 2026 Heated Area: 1782 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			51,944
TOTAL MARKET OB/XF VALUE			5,400
TOTAL LAND VALUE - MARKET			39,600
TOTAL MARKET VALUE			96,944
SOH/AGL Deduction			0
ASSESSED VALUE			96,944
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			96,944
TOTAL JUST VALUE			96,944
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			87,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10187	M H	125	09/11/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1792	11/14/2025	WD Q	Q	I	01	95,000
GRANTOR: SHIVERS BETTY L REID						
GRANTEE: BLUE SKY PROPERTY I						
0816/0742	1/11/1996	WD U	V	V	35	19,200
GRANTOR: LENVIL DICKS						
GRANTEE: THOMAS & BETTY REID						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0294	SHED WOOD/	0	0	10	1.00	UT	0.00	0.00	100	1995	1995	3	100	400	
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	10	1.00	UT	0.00	0.00	100	1995	1995	3	100	400	
5	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

TOTAL OB/XF													
1830 SE PEACOCK TER, LAKE CITY													
5,400													

BUILDING NOTES													
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BUILDING DIMENSIONS													
FCP= N23 W24 S23 E24\$ BAS= W24 FSP= N12 W30 S12 E30\$ W30FOP= N12 W12 S12 E12\$ W12 S27E29 FOP= S10 E20 N10 W20\$ E37N27\$.													

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		RSF/MH	0.00	0.00	2.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	39,600							