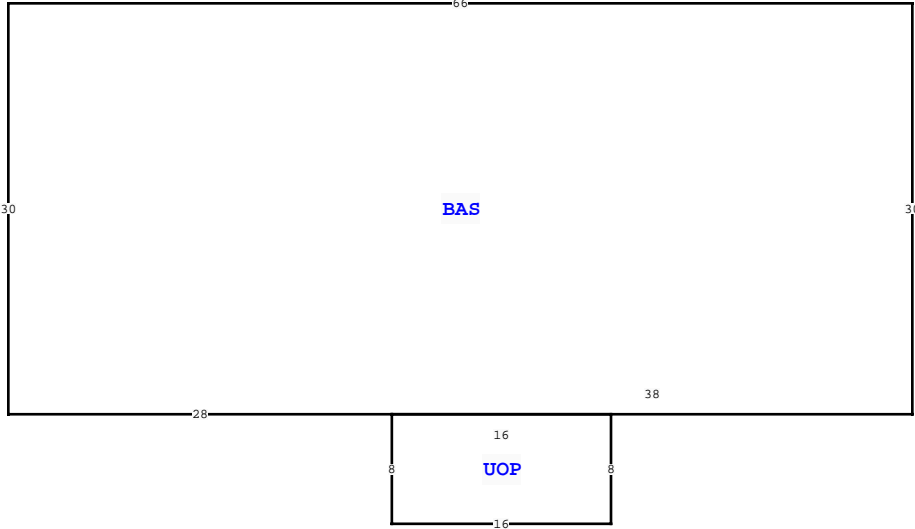




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectual	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	27316.090 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	118,744
UOP	128	25		32	1,919
TOTALS	2,108			2,012	120,663

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2016	Heated Area: 1980		HX Base Yr 2016				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		120,663	
TOTAL MARKET OB/XF VALUE		12,837	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		158,500	
SOH/AGL Deduction		71,741	
ASSESSED VALUE		86,759	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		35,348	
TOTAL JUST VALUE		158,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24255	M H	427	03/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/2332	1/21/2015	WD Q	I	01		77,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: JOHN F COLEMAN						
1271/1784	3/24/2014	WD U	I	18		45,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: IRONWOOD HOMES OF L						

EXTRA FEATURES: 280 NW KENSINGTON LN, LAKE CITY

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	0166	CONC, PAVMT	0	100	0	0	0	0	1,054.00	UT	3.00			3.00	3,162	
2	0120	CLFENCE	4	0	100	0	0	0	250.00	UT	7.50			7.50	1,875	
3	9945	Well/Sept	0	100	0	0	0	0	1.00	UT	7,000.00			7,000.00	7,000	
4	0296	SHED METAL	0	100	0	0	0	0	1.00	UT	800.00			800.00	800	

LAND DESCRIPTION		TOTAL OB/XF														12,837								
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							