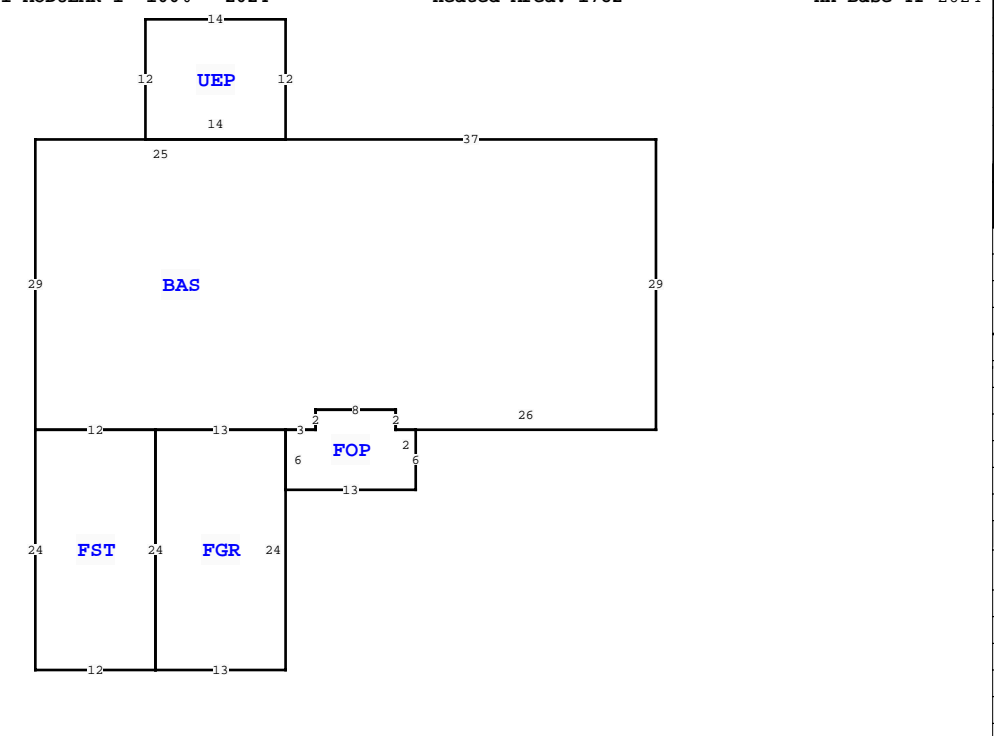


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0210	01	2,241	118.2000	111.11	248,998	2007	2007	0	0	45.00	55.00		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			136,949	
TOTAL MARKET OB/XF VALUE			3,632	
TOTAL LAND VALUE - MARKET			25,000	
TOTAL MARKET VALUE			165,581	
SOH/AGL Deduction			30,705	
ASSESSED VALUE			134,876	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			83,465	
TOTAL JUST VALUE			165,581	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			162,687	



Quality	05 05				
DOR CODE	0201 MODULAR 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	1,782	100		1,782	108,899
FGR	312	55		172	10,511
FOP	94	30		28	1,711
FST	288	55		158	9,655
UEP	168	60		101	6,172
TOTALS	2,644			2,241	136,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055672	Roof Replacement	14,260	05/14/2026
25252	GARAGE	260	11/27/2006
25137	SFR	300	10/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/1399	12/06/2021	TD	U	I	18	121,000

GRANTOR: CLERK OF COURT
 GRANTEE: PETERSON LEE
 1271/0338 2/25/2014 QC U I 11 100
 GRANTOR: DEBORAH A HOWLAND
 GRANTEE: DEBORAH A HOWLAND (

331 NW KENSINGTON LN, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE 04/14/2026 MLU
 AG DATE

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	0166	CONC, PAVMT	0	100	0	0	544.00	UT	3.00	3.00	100	2007	2007	3	100	1,632	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W37 UEP= N12 W14 S12 E14\$ W25 S29 FST= S24 E12 N24 W12\$
 E12 FGR= S24 E13 N24 W13\$E13 FOP= S6 E13 N6 W2 N2 W8 S2 W3\$
 E3 N2 E8 S2 E26 N29\$.

LAND DESCRIPTION																	TOTAL OB/XF									
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	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000									