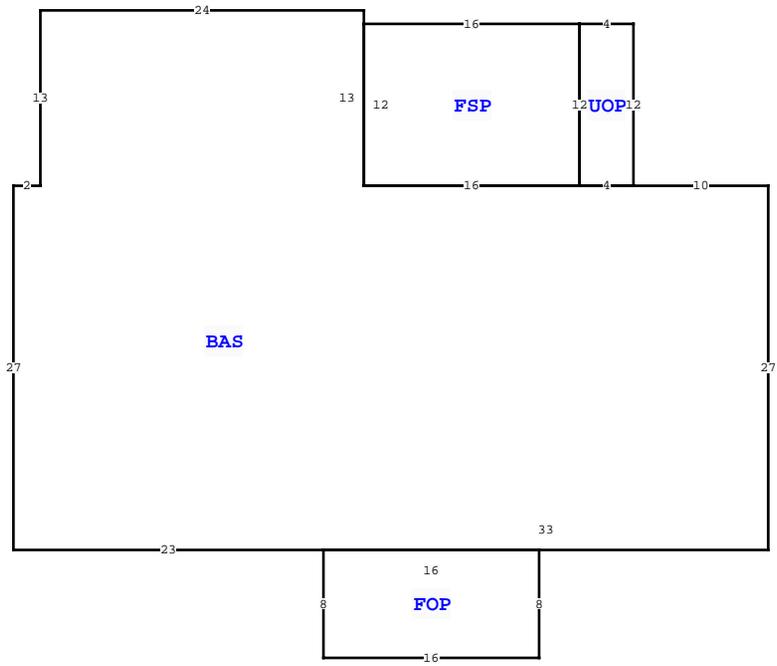


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR 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				
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	1,824	100		1,824	109,690
FOP	128	35		45	2,706
FSP	192	40		77	4,630
UOP	48	25		12	722
TOTALS	2,192			1,958	117,748

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,958	113.9000	109.34	214,088	2003	2003	0	0	45.00	55.00		
1 MANUF 1 0% - 2022 Heated Area: 1824 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			117,748
TOTAL MARKET OB/XF VALUE			7,992
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			150,740
SOH/AGL Deduction			0
ASSESSED VALUE			150,740
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			150,740
TOTAL JUST VALUE			150,740
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20274	M H	125	12/27/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0125	1/22/2019	LE U		I	14	100
GRANTOR: MARIE DEMAUEX						
GRANTEE: MARIE DEMAUEX (LIFE)						
0972/2056	1/17/2003	WD Q	V			16,900
GRANTOR: KGMJ DEVELOPMENT CORP						
GRANTEE: JOHN & MARIE DEMAUE						

EXTRA FEATURES		243 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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	818.00	UT	2.00	2.00	100	2003	2003	3	100	1,636	
3	0294	SHED WOOD/	0	0	12	144.00	UT	12.00	12.00	100	2007	2007	3	100	1,728	
4	0296	SHED METAL	0	0	12	144.00	UT	12.00	12.00	100	2007	2007	3	100	1,728	
5	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,700	

LAND DESCRIPTION		TOTAL OB/XF 7,992																						
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	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W10 UOP= N12 W4 S12 E4\$ W4 FSP= N12 W16 S12 E16 \$ W16 N13 W24 S13 W2 S27E23 FOP= S8 E16 N8 W16\$ E33N27\$ .	