



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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
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	01
NEIGHBORHOOD/LOC	27416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2025
TOTALS	1,512		161,477

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	2	100%	-	2025																		
Heated Area: 1512						HX Base Yr 2025																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2025</div> </div>																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/20/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/20/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			04/20/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		161,477	
TOTAL MARKET OB/XF VALUE		11,300	
TOTAL LAND VALUE - MARKET		32,640	
TOTAL MARKET VALUE		205,417	
SOH/AGL Deduction		86,680	
ASSESSED VALUE		118,737	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		67,326	
TOTAL JUST VALUE		205,417	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,390	
XFOB:1:1: REDMAN/SHADOWRIDGE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052081	Electrical Servic	0	01/16/2025
000050805	Mobile Home		10/22/2024
000050804	Right-of-Way Acce		09/12/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2086	8/14/2024	WD	Q	I	01	60,000
GRANTOR: GRODEN EVELYN						
GRANTEE: FERRELL JAMES E						
1292/2647	4/16/2015	WD	Q	I	01	67,000
GRANTOR: RONALD D & BILLIE H W						
GRANTEE: EVELYN GRODEN						

EXTRA FEATURES		2147 SW KING ST, 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	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0252	LEAN-TO W/	0	100	10	20	200.00	UT	2.50	2.50	100	2007	2007	3	100	500	
4	0252	LEAN-TO W/	0	100	10	20	200.00	UT	2.50	2.50	100	2007	2007	3	100	500	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2025;ORIG=17,12] E56 S27 W56 N27 \$																

LAND DESCRIPTION										TOTAL OB/XF										11,300				
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	2.04	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,640							