



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		1,512

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					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		164,791	
TOTAL MARKET OB/XF VALUE		11,300	
TOTAL LAND VALUE - MARKET		30,600	
TOTAL MARKET VALUE		206,691	
SOH/AGL Deduction		87,954	
ASSESSED VALUE		118,737	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		67,326	
TOTAL JUST VALUE		206,691	
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						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS
1	0296	SHED METAL	0	100	12	20
2	9945	Well/Sept	0	100	0	0
3	0252	LEAN-TO W/	0	100	10	20
4	0252	LEAN-TO W/	0	100	10	20
5	0080	DECKING	0	100	0	0
6	0296	SHED METAL	0	100	12	16

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	12	20	UT	5.00	5.00	100	1993
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
3	0252	LEAN-TO W/	0	100	10	20	UT	2.50	2.50	100	2007
4	0252	LEAN-TO W/	0	100	10	20	UT	2.50	2.50	100	2007
5	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2014
6	0296	SHED METAL	0	100	12	16	UT	0.00	0.00	100	2019
TOTALS 11,300											

BUILDING NOTES											
2147 SW KING ST, LAKE CITY											
BLD DATE											
XF DATE											
LGL DATE											
AG DATE											
INC DATE											
04/07/2025 MLU											

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.04	AC	