



BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	03
NEIGHBORHOOD/LOC	28216.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,664	100	
TOTALS	1,664		97,990

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2022	Heated Area: 1664			HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">52</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">52</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">32</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">32</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>													
245 NW TURKEY TROT GLN, LAKE CITY				BLD DATE		LGL DATE	05/11/2026						MLU
				XF DATE		LAND DATE							
				INC DATE		AG DATE							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3		
BUILDING MARKET VALUE				97,990		
TOTAL MARKET OB/XF VALUE				8,600		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				151,590		
SOH/AGL Deduction				0		
ASSESSED VALUE				151,590		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				151,590		
TOTAL JUST VALUE				151,590		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				146,590		
SALE:1:1: LOT 16 BLK A						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23466	M H	0	08/05/2005			
21110	M H	125	09/26/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/2703	2/01/2021	WD	Q	I	01	145,900
GRANTOR: SAFE IRA HOMES LLC						
GRANTEE: LAND RANDALL K						
1412/2399	5/28/2020	WD	U	I	18	60,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: SAFE IRA HOMES LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W52 S32 E52 N32\$.						

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	100.00	100.00	100	2023	2022		100	100	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	100.00	100.00	100	2023	2022		100	100	
TOTAL OB/XF																8,600	

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							