COMM NW COR OF NW1/4, S
2028.32 FT, E 967.11 FT FOR
POB, CONT E 362.10, S 362.10

GARNER GARY B
282 NW GARNER GLN
LAKE CITY, FL 32055

2027

28-2S-16-01775-007

BUILDING CHARACTERISTICS

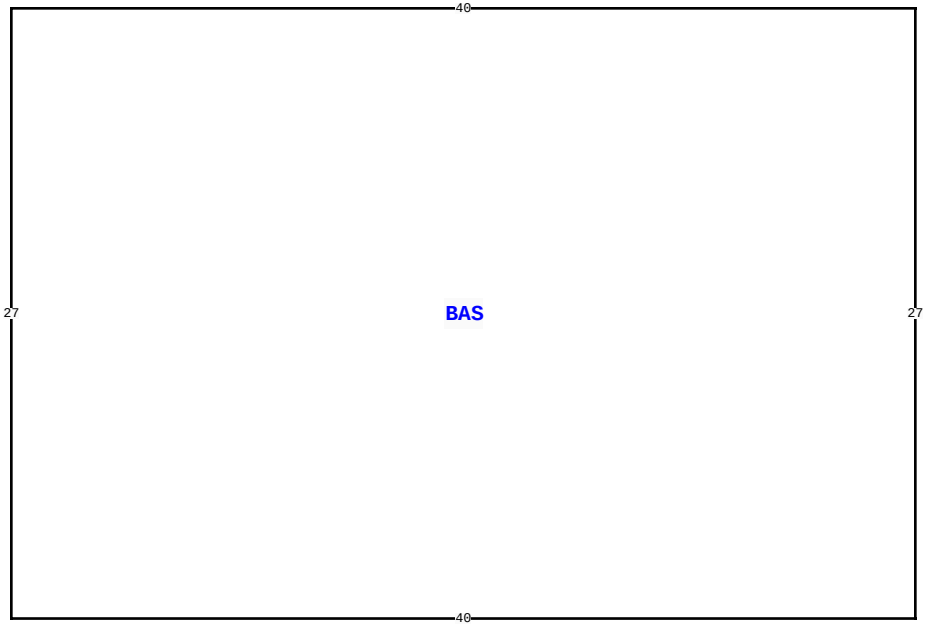
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	66,354
TOTALS	1,080			1,080	66,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	113.9000	105.93	114,404	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2011 Heated Area: 1080 HX Base Yr 2011



150 NW GARNER GLN, LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,372
TOTAL MARKET OB/XF VALUE		26,698
TOTAL LAND VALUE - MARKET		119,340
TOTAL MARKET VALUE		316,410
SOH/AGL Deduction		48,731
ASSESSED VALUE		267,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,268
TOTAL JUST VALUE		316,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27531	M H	607	01/05/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/2632	11/20/2018	QC	U	I	11	100
GRANTOR: GARY BRUCE GARNER						
GRANTEE: GARY B GARNER						
1237/1335	6/28/2012	QC	U	I	11	100
GRANTOR: BARBARA A GARNER (UNR						
GRANTEE: NANCY & GARY BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

EXTRA FEATURES

LN	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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
7	0060	CARPORT F	0	100	18	40	720.00	UT	3.50	3.50	40	2013	2013	3	40	1,008	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
10	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 23,808

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	3.01	AC		1.00	1.00	1.00	6,500.00	6,500.00	19,565							
2	0200	C	MBL HM	100		00	0.00	0.00	9.64	AC		1.00	1.00	1.00	6,500.00	6,500.00	62,660							
3	0000	C	VAC RES	100		00	0.00	0.00	3.62	AC		1.00	1.00	1.00	6,500.00	6,500.00	23,530							
4	9901	C	AC/XFOB	100		00	0.00	0.00	2.09	AC		1.00	1.00	1.00	6,500.00	6,500.00	13,585							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 18.36 Total Land Value: 119,340 Market: 0 Agricultural: 0 Common: 119,340 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NW1/4, S
2028.32 FT, E 967.11 FT FOR
POB, CONT E 362.10, S 362.10

GARNER GARY B
282 NW GARNER GLN
LAKE CITY, FL 32055

2027

28-2S-16-01775-007

BUILDING CHARACTERISTICS

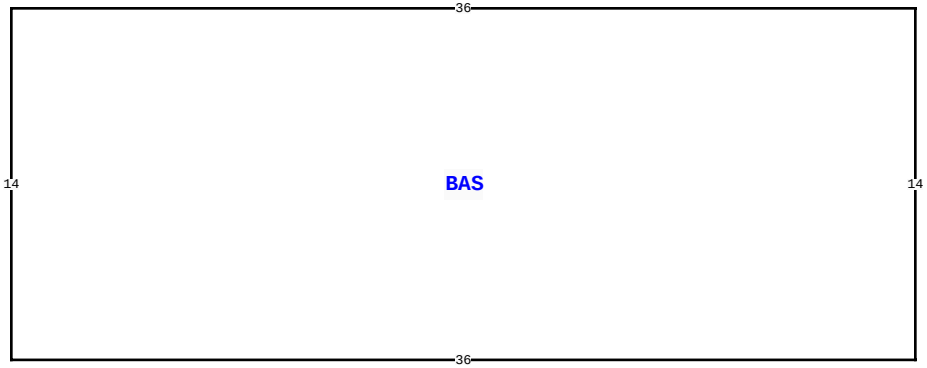
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	7,157
TOTALS	504			504	7,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	504	59.1750	35.50	17,892	1960	1960	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2011 Heated Area: 504 HX Base Yr 2011



150 NW GARNER GLN, LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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
11	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
12	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
13	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
14	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
15	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
16	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
17	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
18	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
19	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	540	
20	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,890

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/10/2023 BY kellen Total Acres: 18.36 Total Land Value: 119,340 Market: 0 Agricultural: 0 Common: 119,340 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,372
TOTAL MARKET OB/XF VALUE		26,698
TOTAL LAND VALUE - MARKET		119,340
TOTAL MARKET VALUE		316,410
SOH/AGL Deduction		48,731
ASSESSED VALUE		267,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,268
TOTAL JUST VALUE		316,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/2632	11/20/2018	QC	U	I	11	100
GRANTOR: GARY BRUCE GARNER						
GRANTEE: GARY B GARNER						
1237/1335	6/28/2012	QC	U	I	11	100
GRANTOR: BARBARA A GARNER (UNR						
GRANTEE: NANCY & GARY BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S14 E36 N14$.

COMM NW COR OF NW1/4, S
2028.32 FT, E 967.11 FT FOR
POB, CONT E 362.10, S 362.10

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282 NW GARNER GLN
LAKE CITY, FL 32055

2027

28-2S-16-01775-007

BUILDING CHARACTERISTICS

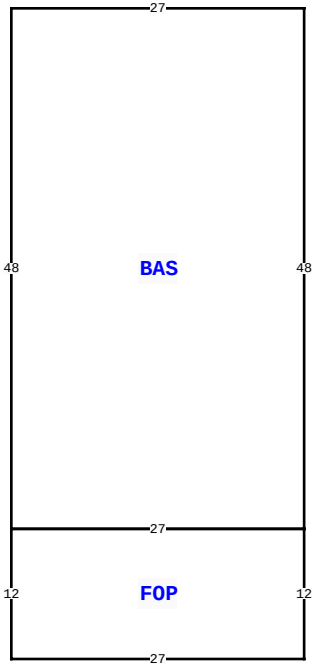
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	75,507
FOP	324	35		113	6,584
TOTALS	1,620			1,409	82,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,409	113.9000	105.93	149,255	2007	2007	0	0	0	45.00	55.00

3 MANUF 1 0% - 2011 Heated Area: 1296 HX Base Yr 2011



150 NW GARNER GLN, LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,372
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,268
TOTAL JUST VALUE		316,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/2632	11/20/2018	QC	U	I	11	100
GRANTOR: GARY BRUCE GARNER						
GRANTEE: GARY B GARNER						
1237/1335	6/28/2012	QC	U	I	11	100
GRANTOR: BARBARA A GARNER (UNR						
GRANTEE: NANCY & GARY BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S48 FOP= S12 E27 N12 W27$ E27 N48$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/10/2023 BY kellen Total Acres: 18.36 Total Land Value: 119,340 Market: 0 Agricultural: 0 Common: 119,340 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NW1/4, S
2028.32 FT, E 967.11 FT FOR
POB, CONT E 362.10, S 362.10

GARNER GARY B
282 NW GARNER GLN
LAKE CITY, FL 32055

2027

28-2S-16-01775-007

BUILDING CHARACTERISTICS

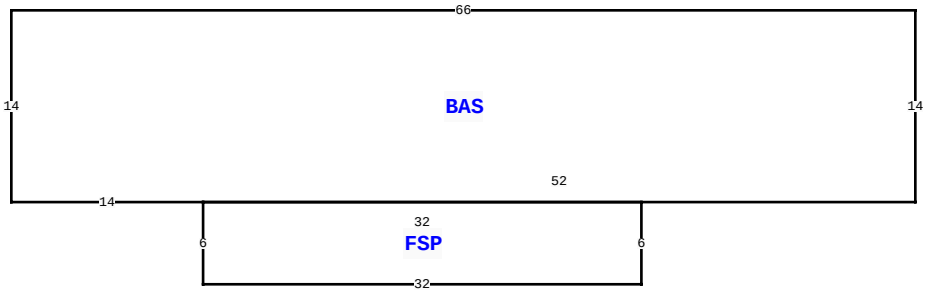
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Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	13,634
FSP	192	40		77	1,136
TOTALS	1,116			1,001	14,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,001	61.4790	36.89	36,927	1983	1983	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2011 Heated Area: 924 HX Base Yr 2011



150 NW GARNER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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INCOME VALUE		
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GRANTOR: BARBARA A GARNER (UNR						
GRANTEE: NANCY & GARY BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E14 FSP= S6 E32 N6 W32$ E52 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/10/2023 BY kellen Total Acres: 18.36 Total Land Value: 119,340 Market: 0 Agricultural: 0 Common: 119,340 PRINTED 11/17/2026 BY SYS