

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 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 Units	01	CONV	100
		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
BAS	1,080	100	
TOTALS	1,080		68,490

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	100%	- 2011	Heated Area: 1080			HX Base Yr 2011																
<table border="1"> <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></td> <td>04/14/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				04/14/2025	MLU																			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			176,247
TOTAL MARKET OB/XF VALUE			26,698
TOTAL LAND VALUE - MARKET			100,980
TOTAL MARKET VALUE			303,925
SOH/AGL Deduction			39,860
ASSESSED VALUE			264,065
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			212,654
TOTAL JUST VALUE			303,925
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,644

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						

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

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	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	5,500.00	5,500.00	16,555							
2	0200	C	MBL HM	100		00	0.00	0.00	9.64	AC		1.00	1.00	1.00	5,500.00	5,500.00	53,020							
3	0000	C	VAC RES	100		00	0.00	0.00	3.62	AC		1.00	1.00	1.00	5,500.00	5,500.00	19,910							
4	9901	C	AC/XFOB	100		00	0.00	0.00	2.09	AC		1.00	1.00	1.00	5,500.00	5,500.00	11,495							

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

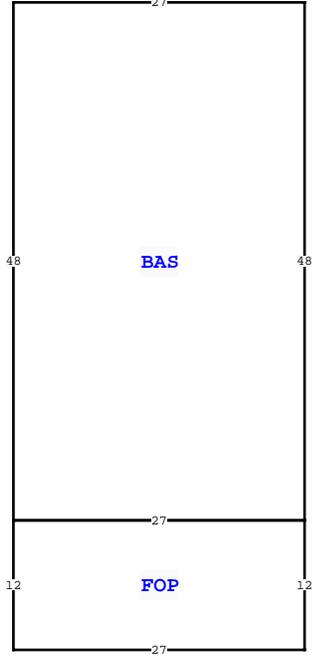
GARNER GARY B
282 NW GARNER GLN
LAKE CITY, FL 32055

2026

28-2S-16-01775-007

ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
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			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	77,938
FOP	324	35		113	6,795
TOTALS	1,620			1,409	84,733

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MANUF	1	0%	- 2011	Heated Area: 1296		HX Base Yr 2011				



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TOTAL OB/XF																
0																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W27 S48 FOP= S12 E27 N12 W27\$ E27 N48\$.									

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

