

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
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	06
NEIGHBORHOOD/LOC	28316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	
UOP	104	25	
TOTALS	1,940		1,862 97,054

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	0%	2026								Heated Area: 1836 HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	97,054		
TOTAL MARKET OB/XF VALUE	12,783		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	132,337		
SOH/AGL Deduction	0		
ASSESSED VALUE	132,337		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	132,337		
TOTAL JUST VALUE	132,337		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	74,900		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13213	M H	125	10/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1256	8/04/2025	WD	Q	I	01	160,000
GRANTOR: AJH HOMES, LLC						
GRANTEE: FRECHETTE DEVIN						
1312/1587	3/30/2016	WD	U	I	11	100
GRANTOR: DANIEL MANN						
GRANTEE: AJH HOMES, LLC						

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	0166	CONC, PAVMT	0	0	78	9	UT	1.40	1.40	100	1993	1993	3	100	983	
2	0120	CLFENCE 4	0	0	0	0	UT	0.00	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	0	0	0	UT	0.00	0.00	100	1995	1995	3	100	4,000	

TOTAL OB/XF													
12,783													
1082 NW BROWN RD, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/14/2026 MLU													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W68 S27 E47 UOP= S13 E8 N13 W8\$ E21 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	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		RSF	1128.00	202.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							