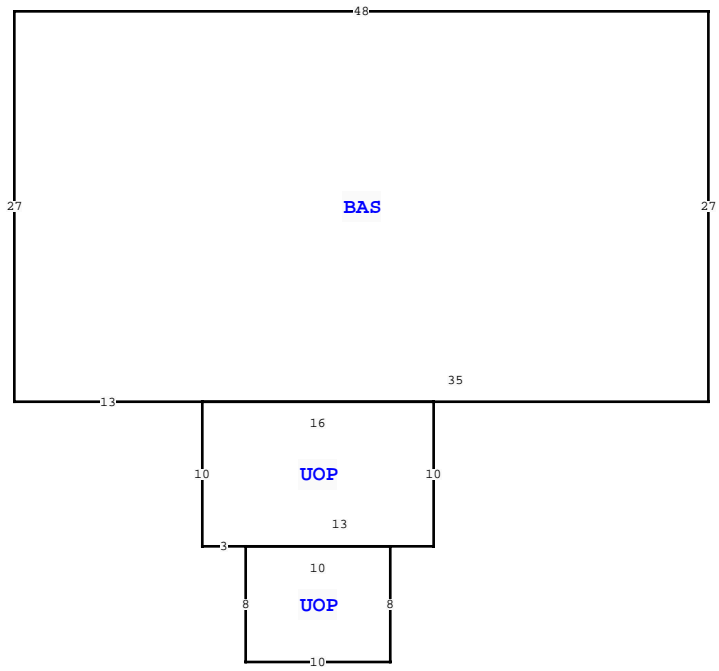


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,356	113.9000	107.07	145,187	2000	2000	0	0	45.00	55.00	
1 MANUF 1 100% - 2009 Heated Area: 1296 HX Base Yr 2009												



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	28316.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
UOP	80	25		20	1,178
UOP	160	25		40	2,356
TOTALS	1,536			1,356	79,853

130 NW KATELYN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		79,853	
TOTAL MARKET OB/XF VALUE		8,500	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		110,853	
SOH/AGL Deduction		63,683	
ASSESSED VALUE		47,170	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		22,170	
TOTAL JUST VALUE		110,853	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		106,853	
SALE:4:2: ID# FLHMBFP103044926A & B			
SALE:4:1: SALE INCLUDES 2000 MERI MH			
LAND:1:1: 0.50 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19882	M H	125	08/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1152/1254	6/02/2008	WD	Q	I		67,300
GRANTOR: GRACE TOWNE						
GRANTEE: GUY & DEBRA BONDS						
0980/1853	4/14/2003	WD	Q	I		75,000
GRANTOR: JAMES LAMBERT HAIR II						
GRANTEE: GRACE TOWNE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S27 E13 UOP= S10 E3 UOP= S8 E10 N8 W10\$ E13 N10 W16\$ E35 N27\$.

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								