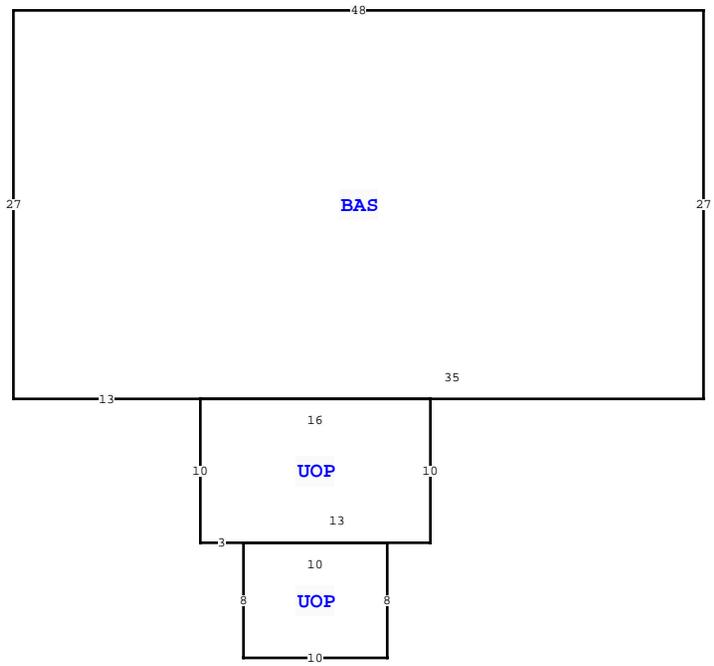


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 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	109.34	148,265	2000	2000	0	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		06
NEIGHBORHOOD/LOC	28316.060 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,296	100
UOP	80	25
UOP	160	25
TOTALS	1,536	1,356

130 NW KATELYN WAY, LAKE CITY

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

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	

TOTAL OB/XF 8,500

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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				81,546	
TOTAL MARKET OB/XF VALUE				8,500	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				112,546	
SOH/AGL Deduction				65,376	
ASSESSED VALUE				47,170	
TOTAL EXEMPTION VALUE				25,000	
BASE TAXABLE VALUE				22,170	
TOTAL JUST VALUE				112,546	
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\$.	