



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	13	LAM/VNL	PLK	50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		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		01	
NEIGHBORHOOD/LOC	28416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	164,468
TOTALS	1,512			1,512	164,468

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	3	100%	-	2024						
Heated Area: 1512						HX Base Yr 2007					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				164,468		
TOTAL MARKET OB/XF VALUE				11,200		
TOTAL LAND VALUE - MARKET				95,000		
TOTAL MARKET VALUE				270,668		
SOH/AGL Deduction				45,315		
ASSESSED VALUE				225,353		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				173,942		
TOTAL JUST VALUE				270,668		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				274,175		
SALE:1:1: 10.00 ACRES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000045182	Mobile Home		08/16/2022			
11936	M H	125	12/09/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/2512	8/06/2025	LE U	I	I	14	100
GRANTOR: OLSON JOAN VERNAN (EN)						
GRANTEE: GABEY MORGAN L (RMD)						
1295/1876	6/03/2015	LE U	I	I	14	100
GRANTOR: JOAN V WILLIAMS (LIFE)						
GRANTEE: MORGAN LEE GABEY &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=19,8] E56 S27 W56 N27 \$						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	INC DATE	AG DATE	
1	0294	SHED WOOD/	0	100	12	16	1.00	UT	800.00	800.00	50	1993	1993	3	50	400				
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000				
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000				
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200				
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2024	2023		100	1,600				
															385 SW SUMAC LN, LAKE CITY		05/04/2026		MLU	

LAND DESCRIPTION										TOTAL OB/XF										11,200				
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		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							