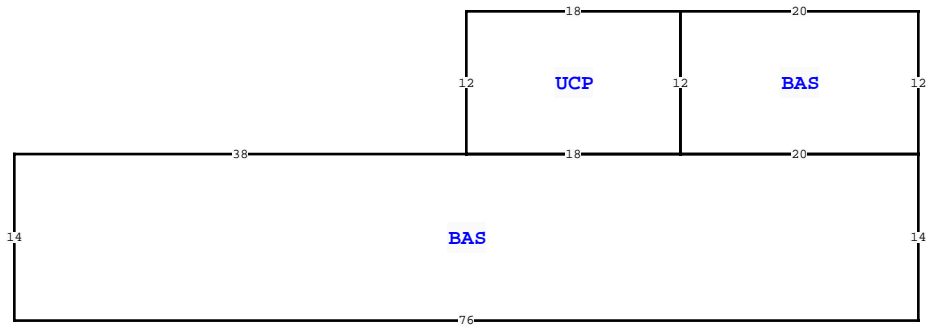




ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	03		BELOW AVG.	100	
Roof Structur	01		FLAT	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	04		PLYWOOD	100	
Interior Floor	14		CARPET	90	
Interior Floor	08		SHT VINYL	10	
Air Condition	02		WINDOW	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			2	100	
Bathrooms			2	100	
Stories	1.		1.	100	
Architectural	01		CONV	100	
Units			0	100	
Condition Adj	03		03	100	
Kitchen Adjus	01		01	100	
Quality	03		03		
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	29117.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	4,764
BAS	1,064	100		1,064	21,122
UCP	216	20		43	854
TOTALS	1,520			1,347	26,741

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,347	82.7100	49.63	66,852	1991	1991	0	0	60.00	40.00
1 MOBILE HME 0% - 2021 Heated Area: 1304 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			122,550
TOTAL MARKET OB/XF VALUE			14,859
TOTAL LAND VALUE - MARKET			146,520
TOTAL MARKET VALUE			154,002
SOH/AGL Deduction			62,410
ASSESSED VALUE			91,592
TOTAL EXEMPTION VALUE	HX HB WX	45,856	
BASE TAXABLE VALUE			45,736
TOTAL JUST VALUE			283,929
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40749	M H	0	10/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1296	5/31/2022	LE U		I	14	100
GRANTOR: NORRIS CHRISTINE (ENH)						
GRANTEE: GIBSON EDWARD AND C						
1449/121	10/04/2021	LE U		I	14	100
GRANTOR: NORRIS CHRISTINE						
GRANTEE: NORRIS CHRISTINE						

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	0252	LEAN-TO W/	0	100	24	12	288.00	UT	1.50	1.50	60	2010	2010	3	60	259	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF												14,859					
169 NW KING CT, LAKE CITY																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/18/2026		MLU			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W38 S14 E76 N14 BAS= N12 W20 S12 E20\$ W20 UCP= N12 W18 S12 E18\$ W18 \$ .											

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	DPHT 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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	24.64	AC		1.00	1.00	1.00	227.00	227.00	5,593							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.64	AC		1.00	1.00	1.00	5,500.00	5,500.00	135,520							
4	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

