

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29517.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
FOP	160	35	
TOTALS	944		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	0		50,417	1981	1999	0	0	60.00	40.00
Heated Area: 784 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			20,167
TOTAL MARKET OB/XF VALUE			12,752
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			54,919
SOH/AGL Deduction			4,651
ASSESSED VALUE			50,268
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			50,268
TOTAL JUST VALUE			54,919
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			47,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052303	Mobile Home		02/12/2025
000052246	Right-of-Way Acce		02/04/2025
8705	M H	125	08/09/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/1587	4/09/2013	WD	U	I	40	125,000

GRANTOR: EUVARGAIN & FRANCIA A
GRANTEE: CLAUDIO & LORA LYNN

1224/2411	10/26/2011	CT	U	I	18	100
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GRANTOR: CLERK OF COURT (GARY)
GRANTEE: EUVARGAIN & FRANCIA

EXTRA FEATURES		400 SW SHERRI CIR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0040	BARN, POLE	0 0 16 24
2	0261	PRCH, UOP	0 0 0 0
3	9945	Well/Sept	0 0 0 0
4	0294	SHED WOOD/	0 0 0 0
5	9946	Well	0 0 0 0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	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	0040	BARN, POLE	0	0	16	24		384.00	UT	3.00	2003	2003	3	100	1,152
2	0261	PRCH, UOP	0	0	0	0		1.00	UT	0.00	2017	2017	3	100	300
3	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00			3	100	7,000
4	0294	SHED WOOD/	0	0	0	0		1.00	UT	0.00	2017	2017	3	100	300
5	9946	Well	0	0	0	0		1.00	UT	4,000.00			3	100	4,000

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S14 E40 FOP= S10 E16 N10W 16S E16 N14S.	

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

TOTAL OB/XF		12,752