



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
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	08	SHT VINYL	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	02		
NEIGHBORHOOD/LOC	29517.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	111,557
TOTALS	1,296			1,296	111,557

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2024	Heated Area: 1296			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>												
<div style="display: flex; justify-content: space-between;"> 48 48 </div>												
<div style="display: flex; justify-content: space-between;"> 27 27 </div>												
<div style="display: flex; justify-content: space-between;"> 48 48 </div>												

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			111,557	
TOTAL MARKET OB/XF VALUE			8,000	
TOTAL LAND VALUE - MARKET			22,000	
TOTAL MARKET VALUE			141,557	
SOH/AGL Deduction			0	
ASSESSED VALUE			141,557	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			141,557	
TOTAL JUST VALUE			141,557	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			136,381	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046222	Mobile Home		01/09/2023
9740	M H	125	05/23/1995

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						
0797/1307	9/26/1994	WD	Q	V		5,000
GRANTOR: JAMES O & VALERIE E N						
GRANTEE: EUVARGAIN & FRANCIA						

EXTRA FEATURES		456 SW SHERRI CIR, LAKE CITY															
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023	3	100	7,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=16,9] E48 S27 W48 N27 \$	

LAND DESCRIPTION										TOTAL OB/XF										8,000				
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							