

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		19,260

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2	MOBILE HME	100%	- 0		48,150	1988	1988		0	60.00	40.00	Heated Area: 924 HX Base Yr		
3050 NW SUWANNEE VALLEY RD, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/11/2025	MLU			
				INC DATE					AG DATE	05/15/2022	SPF			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		19,260	
TOTAL MARKET OB/XF VALUE		7,700	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		91,960	
SOH/AGL Deduction		47,849	
ASSESSED VALUE		44,111	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		19,111	
TOTAL JUST VALUE		91,960	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		91,043	
LAND:4:1: 02-11-2002 SOUTH 5.00 FENCED WITH LIVEST			
XFOB:2:1: OAKM MH			
SALE:1:1: 10 AC WITH MH			
BLDG:1:1: OAK MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22170	M H	250	08/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0773/0309	4/05/1993	WD	Q	I		23,000
GRANTOR: BOBBY JOHNSON & BONNI						
GRANTEE: KIM W THOMAS & EVEL						
0466/0786	4/01/1978	03	Q	V		13,100
GRANTOR:						
GRANTEE:						

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	0296	SHED METAL	0	100	0	0			0.00	100	0	0	3	100	200	
2	0040	BARN, POLE	0	100	0	0			0.00	100	2005	2005	3	100	200	
3	0261	PRCH, UOP	0	100	0	0			0.00	100	2013	2013	3	100	200	
4	9945	Well/Sept	0	100	0	0			7,000.00	7,000.00			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0			0.00	100	2013	2013	3	100	100	
TOTAL OB/XF 7,700																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S14 E66 N14\$.													

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	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	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500							