

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,144	100	
TOTALS	1,144		1,144

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	4	100% - 2026									Heated Area: 1144 HX Base Yr 2026	

BAS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	137,594		
TOTAL MARKET OB/XF VALUE	17,600		
TOTAL LAND VALUE - MARKET	20,000		
TOTAL MARKET VALUE	175,194		
SOH/AGL Deduction	9,513		
ASSESSED VALUE	165,681		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	114,270		
TOTAL JUST VALUE	175,194		
NCON VALUE	3,100		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	173,186		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045130	Roof Replacement	7,400	08/09/2022
37831	STORAGE	176	03/05/2019
37270	M H	410	09/28/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1750	8/01/2025	WD	Q	I	01	210,000
GRANTOR: FREEMAN RANDY L						
GRANTEE: ORLANDO SHANNON M						
1399/0379	11/18/2019	WD	Q	I	01	123,400
GRANTOR: JEROME & TERESA HENKE						
GRANTEE: RANDY L & DEBRA L F						

EXTRA FEATURES		165 NW IAN CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0031	BARN,MT AE	12.00
2	9945	Well/Sept	7,000.00
3	0070	CARPORT UF	1,500.00
4	0169	FENCE/WOOD	800.00
5	0296	SHED METAL	800.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/07/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 S26 E44 N26\$.	

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							