

ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 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	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	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		79,308

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	1,620	92.7200	89.01	144,196	1996	1996		0	0	45.00	55.00		
1 MANUF 1 0% - 2021 Heated Area: 1620 HX Base Yr														
5780 SE COUNTY ROAD 252 , LAKE CITY														
				BLD DATE					LGL DATE	04/11/2025 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		79,308	
TOTAL MARKET OB/XF VALUE		8,100	
TOTAL LAND VALUE - MARKET		70,070	
TOTAL MARKET VALUE		157,478	
SOH/AGL Deduction		44,953	
ASSESSED VALUE		112,525	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		112,525	
TOTAL JUST VALUE		157,478	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,829	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111	M H	125	11/05/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1398	12/30/2020	WD	Q	I	01	75,000
GRANTOR: YOUNG ARVADA						
GRANTEE: WG PROSPERITY LLC						
0933/0409	8/10/2001	WD	U	V	09	42,500
GRANTOR: GILBERT MILLER						
GRANTEE: RAYMOND & ARVADA YO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E60 N27S.	

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
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 8,100																	

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	63,070							