



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	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		4	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectual	01	CONV	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	03		
NEIGHBORHOOD/LOC	31117.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	56,094
TOTALS	2,052			2,052	56,094

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%	- 2024								
				Heated Area: 2052			HX Base Yr	2024			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			56,094
TOTAL MARKET OB/XF VALUE			6,075
TOTAL LAND VALUE - MARKET			18,700
TOTAL MARKET VALUE			80,869
SOH/AGL Deduction			13,792
ASSESSED VALUE			67,077
TOTAL EXEMPTION VALUE	HX HB WX		47,077
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			80,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18558	M H	125	07/31/2001
15097	M H	125	02/18/1999
9586	M H	125	04/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1196	3/24/2017	PB U		I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: CHARLIETTE WHITE &

EXTRA FEATURES		2595 NW CANSA RD, 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0		0	3	100	75	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100				3	100	3,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100				3	100	3,000	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W76 S27 E76 N27\$.									

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	DPHT 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	2.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	18,700							