



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 Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
TOTALS	2,356		2,356 78,575

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3	MANUF	1	100%	- 1995	Heated Area: 2356			HX Base Yr 1995				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
216 SW BLACKBEAR GLN, LAKE CITY												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			152,360
TOTAL MARKET OB/XF VALUE			11,750
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			196,110
SOH/AGL Deduction			79,500
ASSESSED VALUE			116,610
TOTAL EXEMPTION VALUE	HX HB SX		33,803
BASE TAXABLE VALUE			82,807
TOTAL JUST VALUE			196,110
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048781	Mobile Home		12/04/2023
34225	M H	0	07/11/2016
14660	M H	125	10/23/1998
9199	M H	125	12/27/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0787/1522	3/14/1994	WD	U	V	12	1,000
GRANTOR: MARSHA & DEWEY MOORE						
GRANTEE: RICHARD & RUTH HOUS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S31 E76 N31\$.	

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	0040	BARN, POLE	0	100	0	0		1.00	UT 1,000.00	75	2006	2006	3	75	750	
2	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	300	
3	0255	MBL HOME S	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	200	
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
5	0255	MBL HOME S	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	500	
6	9947	Septic	0	0	0	0		1.00	UT 3,000.00	100			3	100	3,000	

LAND DESCRIPTION																								
TOTAL OB/XF 11,750																								
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	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							



