



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	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	02		
NEIGHBORHOOD/LOC	31416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2023	1,456	156,979
TOTALS	1,456			1,456	156,979

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	- 2025	Heated Area: 1456			HX Base Yr 2025				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		156,979	
TOTAL MARKET OB/XF VALUE		11,000	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		232,979	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,979	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		181,568	
TOTAL JUST VALUE		232,979	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043613	Mobile Home		01/28/2022
17316	M H	125	08/14/2000
8557	PUMP/UTPOL	30	07/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/2634	1/05/2022	WD	U	I	11	100
GRANTOR: HORTON ASHLEY						
GRANTEE: HORTON ASHLEY						
1445/1161	8/15/2021	WD	U	I	34	18,000
GRANTOR: FLATT ALICIA N						
GRANTEE: HORTON ASHLEY						

EXTRA FEATURES		269 SW MILL LN, 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	0285	SALVAGE	0	100	0	0		1.00	UT	0.00		2006	2006	3	100	1,000	
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00				3	100	7,000	
3	9947	Septic	0	100	0	0		1.00	UT	3,000.00				3	100	3,000	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=16,20] E56 S26 W56 N26 \$												

LAND DESCRIPTION													TOTAL OB/XF 11,000												
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	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								