



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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	03	03	
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
BAS	924	100	
TOTALS	924		23,532

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	106.1100	63.67	58,831	1989	1989	0	0	60.00	40.00
2 MOBILE HME 100% - 2015 Heated Area: 924 HX Base Yr 2015											
172 SW FLATT GLN, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/07/2025		MLU			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3		
BUILDING MARKET VALUE				23,532		
TOTAL MARKET OB/XF VALUE				35,500		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				114,032		
SOH/AGL Deduction				37,359		
ASSESSED VALUE				76,673		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				25,262		
TOTAL JUST VALUE				114,032		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				114,032		
SALE:1:1: SALE NOT IN LINE						
LAND:3:1: 4.01 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
14184	M H	125	06/23/1998			
8050	STORAGE	4,000	02/09/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1093/0281	8/10/2006	WD Q	Q	I	01	20,000
GRANTOR: PADGETT, MCKINNON III						
GRANTEE: STEPHANIE KERKLIN						
1009/1425	3/12/2004	WD Q	Q	I	06	100
GRANTOR: ANGELA G HAWTHORNE RE						
GRANTEE: PADGETT, MCKINNON I						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W66 S14 E66 N14\$.						

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	0210	GARAGE U	0 100	24	32	1.00	UT	0.00	0.00	100	0	0	3	100	4,500	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN, MT	0 100	0	0	1.00	UT	22,500.00	22,500.00	100	2025	2024		100	22,500	
TOTAL OB/XF												35,500				

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							