



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,532
TOTALS	924			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												
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>66</p> <p>14</p> <p>BAS</p> <p>66</p> <p>14</p> </div>												
172 SW FLATT GLN, LAKE CITY												
BLD DATE		LGL DATE		05/07/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				23,532	
TOTAL MARKET OB/XF VALUE				35,500	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				124,032	
SOH/AGL Deduction				47,359	
ASSESSED VALUE				76,673	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				25,262	
TOTAL JUST VALUE				124,032	
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\$.

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	100	0	0	3	100	4,500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	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	35,500																						
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							