

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	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		3	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	01		
NEIGHBORHOOD/LOC	31417.02	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	2023	2,034	229,416
TOTALS	2,034			2,034	229,416

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	100%	-	2023								
				Heated Area: 2034				HX Base Yr 2023					
831 SW BUNN DR, LAKE CITY													
			BLD DATE		LGL DATE		04/22/2026						MLU
			XF DATE		LAND DATE								
			INC DATE		AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		229,416	
TOTAL MARKET OB/XF VALUE		13,500	
TOTAL LAND VALUE - MARKET		66,300	
TOTAL MARKET VALUE		309,216	
SOH/AGL Deduction		158,007	
ASSESSED VALUE		151,209	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		49,798	
TOTAL JUST VALUE		309,216	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,037	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044102	Mobile Home		04/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1707	2/14/2022	WD U	I	11		0
GRANTOR: COWBOY LAND HOLDINGS						
GRANTEE:						
1484/1676	2/14/2022	WD U	I	11		100
GRANTOR: COWBOY LAND HOLDING L						
GRANTEE: IDA E FALLET REVOCA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=30,20] S31 E44 N2 E6 S2 E16 N31 W66 \$	

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	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100	2023	2022		100	7,000	
2	0294	SHED WOOD/	0	100	0	0		1.00	6,500.00	100	2023	2022		100	6,500	

LAND DESCRIPTION										TOTAL OB/XF										13,500					
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	6.63	AC		1.00	1.00	1.00	10,000.00	10,000.00	66,300								