

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	14	CARPET	70
Interior Floor	08	SHT VINYL	30
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	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.02 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	2023
TOTALS	1,560		1,560 142,553

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2025	Heated Area: 1560		HX Base Yr 2025				
TOTALS	1,560		1,560	142,553							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		337,320	
TOTAL MARKET OB/XF VALUE		26,800	
TOTAL LAND VALUE - MARKET		61,920	
TOTAL MARKET VALUE		426,040	
SOH/AGL Deduction		0	
ASSESSED VALUE		426,040	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		374,629	
TOTAL JUST VALUE		426,040	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		495,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049390	Storage Building	13,000	03/08/2024
000049375	Mobile Home		03/06/2024
000043974	Mobile Home		03/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/638	2/15/2024	WD	Q	I	03	306,000
GRANTOR: MCLINN LAURA						
GRANTEE: GIANNONE BETH						
1470/680	6/24/2022	WD	Q	I	01	285,000
GRANTOR: ALTOPP DEYON H						
GRANTEE: MCLINN LAURA						

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	9945	Well/Sept	0	100	0	0	UT	1.00	7,000.00	100	2023	2022		100	7,000	
2	0081	DECKING WI	0	100	0	0	UT	1.00	800.00	100	2025	2024		100	800	
3	9947	Septic	0	0	0	0	UT	1.00	3,000.00	100	2025	2024		100	3,000	
4	0294	SHED WOOD/	0	100	0	0	UT	1.00	4,000.00	100	2025	2024		100	4,000	
5	0030	BARN, MT	0	100	0	0	UT	1.00	12,000.00	100	2025	2024		100	12,000	

TOTAL OB/XF												26,800												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.16	AC		1.00	1.00	1.00	12,000.00	12,000.00	49,920							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

BUILDING NOTES											
787 SW BUNN DR, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/22/2026 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=23,19] E52 S30 W52 N30 \$											

LAND DESCRIPTION												TOTAL OB/XF												26,800					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.16	AC		1.00	1.00	1.00	12,000.00	12,000.00	49,920												
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000												

