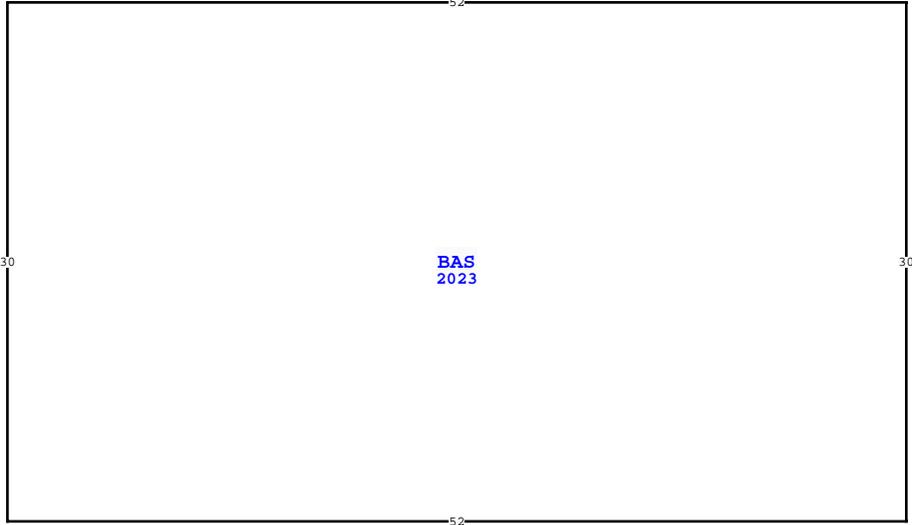


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	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		145,591

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		153,254	2022	2022	0	0	5.00	95.00
				Heated Area: 1560			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			344,502
TOTAL MARKET OB/XF VALUE			26,800
TOTAL LAND VALUE - MARKET			61,920
TOTAL MARKET VALUE			433,222
SOH/AGL Deduction			0
ASSESSED VALUE			433,222
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			381,811
TOTAL JUST VALUE			433,222
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		787 SW BUNN DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	0081	DECKING WI	800.00
3	9947	Septic	3,000.00
4	0294	SHED WOOD/	4,000.00
5	0030	BARN, MT	12,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/22/2026	MLU

BUILDING NOTES	

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	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	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 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	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2025	1,830	193,415
FOP	150	35	2025	52	5,496
TOTALS	1,980			1,882	198,911

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 2025							
Heated Area: 1830						HX Base Yr 2025					

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			344,502
TOTAL MARKET OB/XF VALUE			26,800
TOTAL LAND VALUE - MARKET			61,920
TOTAL MARKET VALUE			433,222
SOH/AGL Deduction			0
ASSESSED VALUE			433,222
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			381,811
TOTAL JUST VALUE			433,222
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			495,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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												BLD DATE		LGL DATE					
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	INC DATE	AG DATE	MLU
803 SW BUNN DR, LAKE CITY																			
TOTAL OB/XF 0																			

BUILDING NOTES																				

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=0,-11] W19 S10 W15 N10 W32 S30 E66 N30 \$											
FOP=[YR=2025;ORIG=-34,-11] E15 S10 W15 N10 \$											

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