

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	5000	IMPROVED	AG
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	990	100	2025
TOTALS	990		990
TOTALS			50,062

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		91.94	91,021	1997	1997	0	0	45.00	55.00
				Heated Area:	990	HX Base Yr		2025				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				50,062		
TOTAL MARKET OB/XF VALUE				21,500		
TOTAL LAND VALUE - MARKET				57,920		
TOTAL MARKET VALUE				86,602		
SOH/AGL Deduction				0		
ASSESSED VALUE				86,602		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				35,191		
TOTAL JUST VALUE				129,482		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				128,936		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000050686	Roof Replacement	6,500	08/28/2024			
000049051	Mobile Home		01/19/2024			
000044859	Electrical Servic	0	07/01/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/54	2/15/2022	WD	Q	V	01	65,000
GRANTOR: COWBOY LAND HOLDINGS,						
GRANTEE: NETTLES WAYNE SCOTT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2025;ORIG=21,14] E66 S15 W66 N15 \$						

EXTRA FEATURES		671 SW BUNN DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9946	Well	4,000.00
2	9947	Septic	3,000.00
3	0030	BARN, MT	9,000.00
4	0252	LEAN-TO W/	1,500.00
5	0252	LEAN-TO W/	1,500.00
6	0070	CARPORT UF	2,500.00

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

LAND DESCRIPTION												TOTAL OB/XF												21,500				
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					1.16	AC		1.00	1.00	1.00	12,000.00	12,000.00	13,920											
2	6200	A	PASTURE 3	0					4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120											
3	9910	M	MKT.VAL.AG	0					4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000											