

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
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	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	1418.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	36,740
FSP	176	40		70	1,914
FSP	279	40		112	3,062
TOTALS	1,799			1,526	41,715

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2026								

Heated Area: 1344 HX Base Yr

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		41,715	
TOTAL MARKET OB/XF VALUE		9,350	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		66,065	
SOH/AGL Deduction		0	
ASSESSED VALUE		66,065	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		66,065	
TOTAL JUST VALUE		66,065	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		66,065	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2417	8/26/2025	PB U		I	18	0
GRANTOR: CLERK OF COURT (ROBBI)						
GRANTEE: ROBBINS STEVEN R TR						
0863/0938	7/29/1998	WD Q		I		52,200
GRANTOR: NICHOLSON &						
GRANTEE: ROBBINS						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION												TOTAL OB/XF				9,350								
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

BUILDING NOTES											
307 SE DORETHA TER, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/29/2025 MLU											

BUILDING DIMENSIONS											
BAS= W22 FSP= N9 W31 S9 E31\$W34 S24 E26 FSP= S11 E16 N11 W16\$ E30 N24\$.											