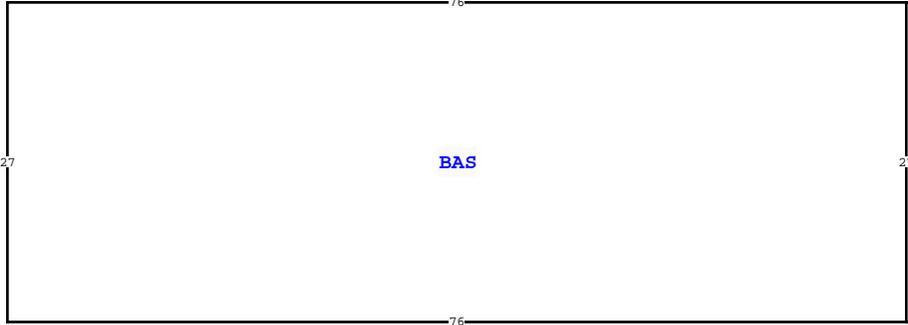


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.010 1.00/		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2023	02	2,052	115.0000	120.75	247,779	2021	2021		0	0	7.00	93.00	
1 MANUF		3	100% - 2023	Heated Area: 2052				HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		230,434	
TOTAL MARKET OB/XF VALUE		10,200	
TOTAL LAND VALUE - MARKET		65,520	
TOTAL MARKET VALUE		254,765	
SOH/AGL Deduction		14,824	
ASSESSED VALUE		239,941	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		188,530	
TOTAL JUST VALUE		306,154	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,426	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042494	Mobile Home		08/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/2440	2/28/2022	WD	Q	I	01	277,500
GRANTOR: KNEPPAR RAYMOND						
GRANTEE: MARKER JOLENE						
1435/746	4/16/2021	WD	Q	V	01	45,000
GRANTOR: EVANS JENNIFER GILBER						
GRANTEE: KNEPPAR RAYMOND						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	230,434
TOTALS	2,052			2,052	230,434

316 NW TOMOKA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

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	0081	DECKING WI	0	100	0	0		1.00	UT 200.00	100	2022	2021		100	200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0		1.00	UT 3,000.00	100	2023	2022		100	3,000	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=16,15] E76 S27 W76 N27 \$													

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
1	0200	C	MBL HM	100		A-3	0.00	0.00	0.20	LT		1.00	1.00	1.00	65,000.00	65,000.00	13,000							
2	6200	A	PASTURE 3	100					4.04	AC		1.00	1.00	1.00	280.00	280.00	1,131							
3	9910	M	MKT.VAL.AG	100					4.04	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,520							