



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
1.	1. 100				
01	CONV 100				
	0 100				
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
			03		
		33216.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,543
TOTALS	924			924	18,543

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	924	83.6100	50.17	46,357	1983	1983	0	0	60.00	40.00			
1 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr														
541 NW PROCTOR GLN, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/11/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			18,543
TOTAL MARKET OB/XF VALUE			7,100
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			73,643
SOH/AGL Deduction			0
ASSESSED VALUE			73,643
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,643
TOTAL JUST VALUE			73,643
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,393
XFOB:1:1: SHOW MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/1596	7/16/2025	PB U	I	I	18	0
GRANTOR: CLERK OF COURT (WRIGH						
GRANTEE: WRIGHT DAVID RAY						
1544/1610	7/11/2025	WD Q	I	I	01	75,000
GRANTOR: WRIGHT DAVID RAY						
GRANTEE: HALL CRAIG RANDALL						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 7,100																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S14 E66 N14\$.													

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	0102	C	SFR/MH	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	0.80	8,000.00	6,400.00	48,000							