

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		2	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	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	33416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2025
TOTALS	1,512		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	2025	Heated Area: 1512			HX Base Yr			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/22/2026 MLU					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	89,813		
TOTAL MARKET OB/XF VALUE	10,000		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	159,813		
SOH/AGL Deduction	0		
ASSESSED VALUE	159,813		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	159,813		
TOTAL JUST VALUE	159,813		
NCON VALUE	3,000		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	149,942		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050076	Mobile Home		06/07/2024
000050069	Right-of-Way Acce		06/07/2024
18495	M H	125	07/10/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/221	4/24/2024	QC	Q	I	01	75,000
GRANTOR: CAS OPPORTUNITIES, LL						
GRANTEE: GONZALEZ GIOVANNI L						
1511/1355	3/25/2024	TD	U	I	18	38,100
GRANTOR: CLERK OF COURT						
GRANTEE: CAS OPPORTUNITIES,						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	9945	Well/Sept	0	0	0	0
2	0296	SHED METAL	0	0	0	0

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
7,000.00	100			3	100	7,000	
3,000.00	100	2026	2025		100	3,000	

BUILDING NOTES											
237 SW REDMOND GLN, LAKE CITY											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=-59,-18] E56 S27 W56 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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							