



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	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	0201 MODULAR HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	33416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,040	100	
TOTALS	2,040		2,040 122,242

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	- 2006	Heated Area: 2040		HX Base Yr 2006				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 68 68 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>											
460 SW DONOVAN GLN, LAKE CITY											
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			122,242
TOTAL MARKET OB/XF VALUE			13,942
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			196,184
SOH/AGL Deduction			59,880
ASSESSED VALUE			136,304
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			84,893
TOTAL JUST VALUE			196,184
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042142	Roof Replacement	10,270	06/14/2021
22815	M H	375	03/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1034/1518	12/27/2004	WD	Q	V	04	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ERIC C & SHARON S H						
1025/1620	2/04/2004	WD	Q	V	01	31,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ERIC C & SHARON S H						

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	0294	SHED WOOD/	0	100	12	11	132.00	UT	7.50	7.50	100	2005	2005	3	100	990	
2	0166	CONC, PAVMT	0	100	24	24	576.00	UT	2.00	2.00	100	2005	2005	3	100	1,152	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	100	20	24	480.00	UT	3.00	3.00	100	2007	2007	3	100	1,440	
5	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100	2007	2007	3	100	3,360	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W68 S30 E68 N30\$.	

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	0201	C	MOD HOME	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							