



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	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	34216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2024
TOTALS	1,140		1,140
TOTALS			124,955

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0203	02	1,140	113.0000	113.00	128,820	2023	2023		0	0	3.00	97.00												
2 MANUF		3	100% - 2024	Heated Area: 1140				HX Base Yr 2023																
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center; color: blue;">BAS 2024</p> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/07/2026	MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			124,955
TOTAL MARKET OB/XF VALUE			12,508
TOTAL LAND VALUE - MARKET			14,400
TOTAL MARKET VALUE			151,863
SOH/AGL Deduction			2,646
ASSESSED VALUE			149,217
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			97,806
TOTAL JUST VALUE			151,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,739
XFOB:1:1: PINECR MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047360	Mobile Home		06/01/2023
000046838	Electrical Servic	0	03/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1477	3/25/2022	WD	U	I	11	100
GRANTOR: BYRDEN JOSEPH EMANUEL						
GRANTEE: BYRDEN JOLENA						
1449/1974	10/12/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST O						
GRANTEE: BYRDEN JOSEPH EMANU						

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	0070	CARPORT UF	0	100	13	20	1.00	UT	0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	70	1993	1993	3	70	1,008	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	10	12	120.00	UT	7.50	100	2008	2008	3	100	900	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
TOTALS													12,508			

BUILDING NOTES			
198 NW OUR GLN, LAKE CITY			

BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=16,11] E76 S15 W76 N15 \$			

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	DPHT 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	100		00	0.00	0.00	1.20	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,400							