LOT 3 MUSGROVE CORNER REPLAT.
ORB 808-0860, CD 818-1112

C & G MANUFACTURED HOMES INC
P O BOX 2736
LAKE CITY, FL 32056-2736

2027

34-3S-16-02493-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01
DOR CODE	2710	MH SALES LOT

MAP NUM | MKT AREA 06

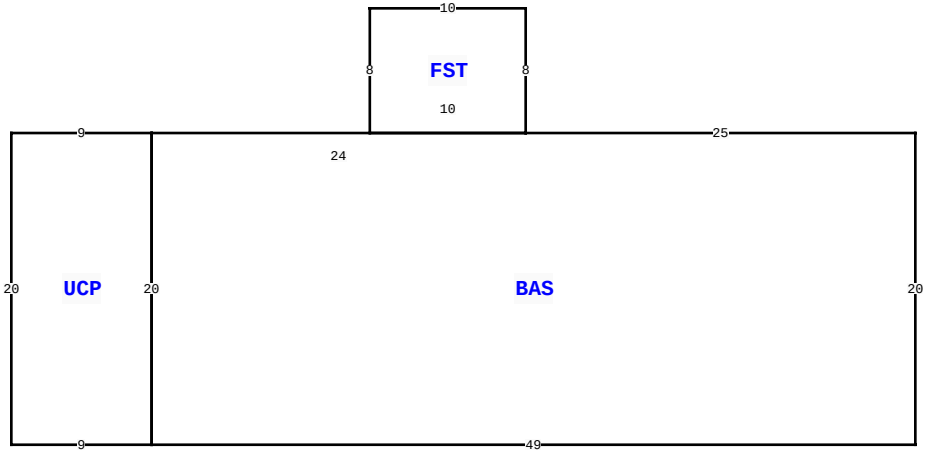
NEIGHBORHOOD/LOC 34316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	3,959
FST	80	50		40	162
UCP	180	20		36	146
TOTALS	1,240			1,056	4,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	04	1,056	21.2625	8.08	8,532	1948	1948	0	0	0	50.00	50.00

1 WAREH STOR 0% - 0 Heated Area: 980 HX Base Yr



278 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/14/2026 MLU
INC DATE | AG DATE

EXTRA FEATURES

LN	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	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0260	PAVEMENT-A	0	0	155	70	10,850.00	UT	0.90	0.90	80	1996	1996	3	80	7,812	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	41,494
TOTAL MARKET OB/XF VALUE	11,562
TOTAL LAND VALUE - MARKET	115,506
TOTAL MARKET VALUE	168,562
SOH/AGL Deduction	0
ASSESSED VALUE	168,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,562
TOTAL JUST VALUE	168,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10507	M H	125	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0808/0860	7/20/1995	WD	Q	V		145,000

GRANTOR: CLYDE B MUSGROVE AS

GRANTEE: C & G MANUFACTURED

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FST= N8 W10 S8 E10$W24 UCP= W9 S20 E9 N20$ S20 E49 N20$.

LAND DESCRIPTION

TOTAL OB/XF 11,562

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0217	C	MH/OFFICE	0		00	0.00	0.00	5.58	AC		1.00	1.00	0.90	23,000.00	20,700.00	115,506							

REVIEW DATE 06/14/2023 BY JB Total Acres: 5.58 Total Land Value: 115,506 Market: 0 Agricultural: 0 Common: 115,506 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

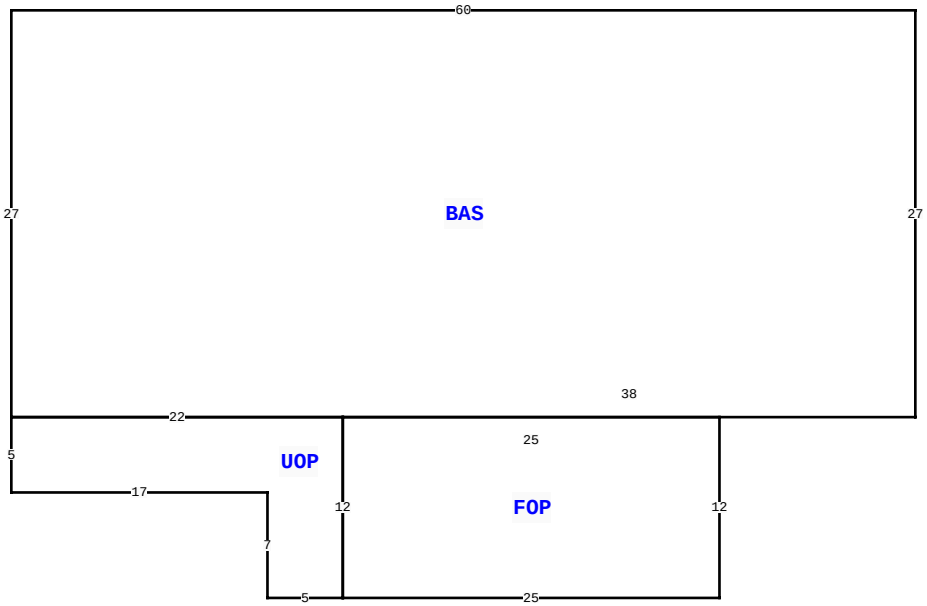
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	2710	MH SALES LOT
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	34,681
FOP	300	30		90	1,927
UOP	145	20		29	621
TOTALS	2,065			1,739	37,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	04	1,739	89.2080	53.52	93,071	1986	1996	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



278 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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TOTAL MARKET VALUE	168,562
SOH/AGL Deduction	0
ASSESSED VALUE	168,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,562
TOTAL JUST VALUE	168,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CLYDE B MUSGROVE AS

GRANTEE: C & G MANUFACTURED

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 UOP= S5 E17 S7 E5 N12 W22$ E22 FOP= S12 E25 N12 W25$ E38 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/14/2023 BY JB Total Acres: 5.58 Total Land Value: 115,506 Market: 0 Agricultural: 0 Common: 115,506 PRINTED 11/16/2026 BY SYS