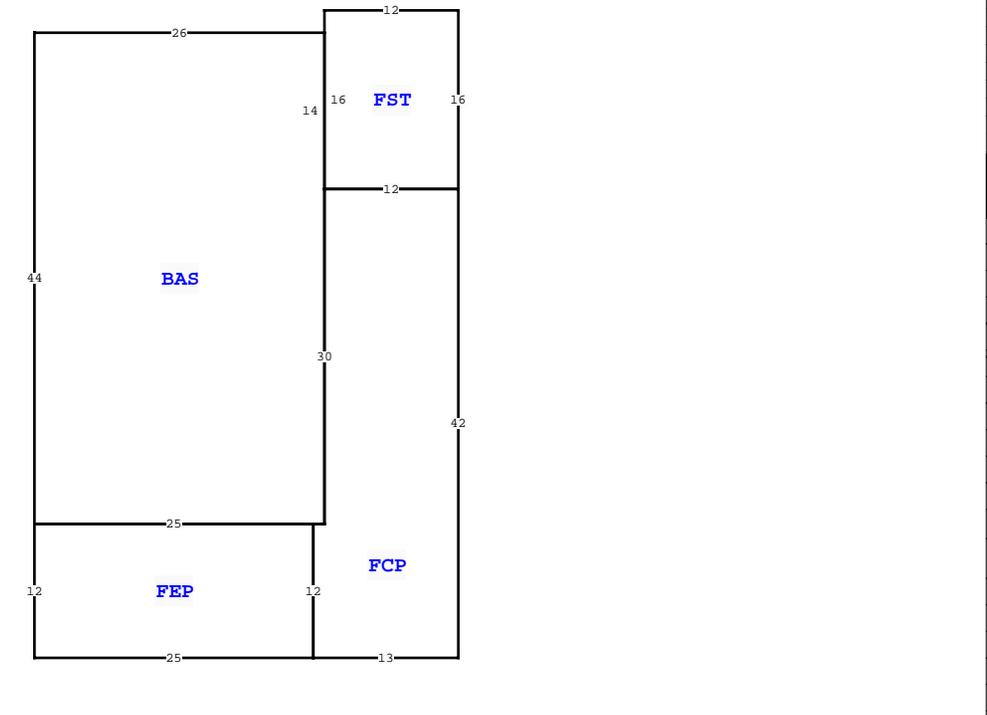


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,634	115.9000	69.54	113,628	1987	1995	0	0	60.00	40.00	



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	34317.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	31,822
FCP	516	25		129	3,588
FEP	300	85		255	7,093
FST	192	55		106	2,948
TOTALS	2,152			1,634	45,451

186 SE PEARL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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
1	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0

TOTAL OB/XF												
300												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			45,451
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			68,251
SOH/AGL Deduction			28,552
ASSESSED VALUE			39,699
TOTAL EXEMPTION VALUE	HX HB WX		30,000
BASE TAXABLE VALUE			9,699
TOTAL JUST VALUE			68,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043016	Roof Replacement	8,075	10/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/1742	7/23/2015	WD	Q	I	01	45,000
GRANTOR: JANICE IRWIN						
GRANTEE: RALPH VAUGHN & LIND						
1244/1513	11/07/2012	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GEOR						
GRANTEE: JANICE IRWIN						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W26 S44 FEP= S12 E25 N12 W25\$ E25 FCP= S12 E13 N42W12 S30 W1\$ E1 N30 FST= E12 N16 W12 S16\$ N14\$.												