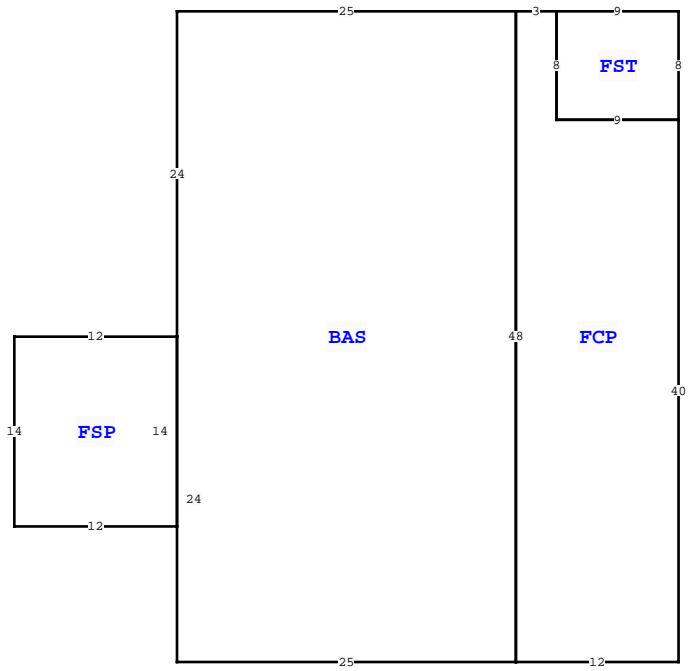


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
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
BAS	1,200	100	
FSP	504	25	
FST	168	40	
FST	72	55	
TOTALS	1,944		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2014								
Heated Area: 1200						HX Base Yr 2014					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	41,454		
TOTAL MARKET OB/XF VALUE	300		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	64,254		
SOH/AGL Deduction	33,651		
ASSESSED VALUE	30,603		
TOTAL EXEMPTION VALUE	25,000		
BASE TAXABLE VALUE	5,603		
TOTAL JUST VALUE	64,254		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	62,282		
XFOB:5:1: NEWG MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/1402	1/07/2013	WD U		I	40	50,000
GRANTOR: DAVID COURSON						
GRANTEE: LETHA R MCMILLIAN						
1239/1869	8/01/2012	WD U		I	38	20,000
GRANTOR: ISRAEL & MARTHA SANTI						
GRANTEE: DAVID COURSON						

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	0		0.00	100	0	0

TOTAL OB/XF											
300											
309 SE PEARL TER, LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/21/2023 MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W25 S24 FSP= W12 S14 E12 N14\$ S24 E25 FCP= E12 N40FST= N8 W9 S8 E9\$ W9 N8 W3 S48\$ N48\$.											

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