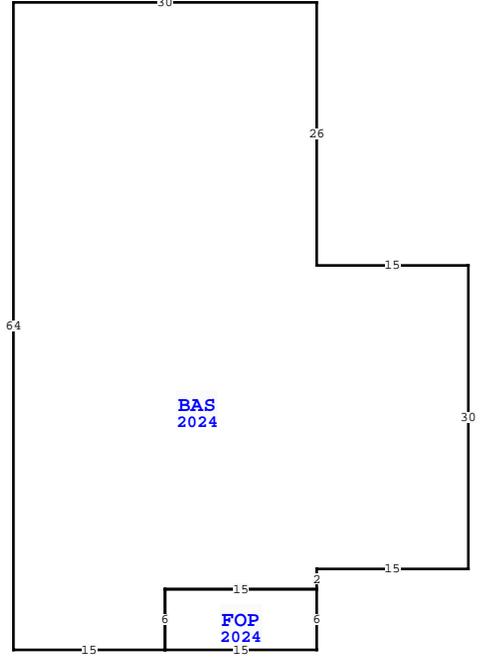




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	01
NEIGHBORHOOD/LOC	34416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2024
FOP	90	35	2024
TOTALS	2,370		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	4	100%	-	2024						
Heated Area: 2280						HX Base Yr 2024					



663 SW MAULDIN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
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
1	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100	2024

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2023		100	7,000	

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		00	0.00	0.00	5.00	AC	1.00

TOTAL OB/XF												7,000				
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1.00	12,000.00	12,000.00	60,000													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			272,346	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			339,346	
SOH/AGL Deduction			23,345	
ASSESSED VALUE			316,001	
TOTAL EXEMPTION VALUE	HX HB VX		56,411	
BASE TAXABLE VALUE			259,590	
TOTAL JUST VALUE			339,346	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			332,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048213	Mobile Home		09/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/1399	7/06/2023	WD	Q	V	03	65,000
GRANTOR: WEST BRADLEY M						
GRANTEE: DAUZAT RANDY						
1385/2408	5/28/2019	WD	Q	V	01	30,000
GRANTOR: JAMES R ALFORD JR						
GRANTEE: BRADLEY M & DAWN M						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=60,10] W30 S64 E15 N6 E15 N2 E15 N30 W15 N26 \$											
FOP=[YR=2024;ORIG=45,68] E15 S6 W15 N6 \$											