

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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		1 100	
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	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	
PTO	312	5	
TOTALS	1,040		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2 MOBILE HME	0%	- 2022																						
Heated Area: 728			HX Base Yr																					
<table border="1"> <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>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/06/2026		MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 11	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			358,397
TOTAL MARKET OB/XF VALUE			51,500
TOTAL LAND VALUE - MARKET			45,250
TOTAL MARKET VALUE			455,147
SOH/AGL Deduction			4,288
ASSESSED VALUE			450,859
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			450,859
TOTAL JUST VALUE			455,147
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			450,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26575	M H	275	01/03/2008
22539	M H	250	11/29/2004
12733	GARAGE	55	07/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1622	10/28/2021	WD	U	I	30	650,000
GRANTOR: SEA N SUN LLC						
GRANTEE: FARMER PROPERTIES L						
1250/1407	3/01/2013	WD	Q	I	01	325,000
GRANTOR: FARMER MOBILE HOME PA						
GRANTEE: SEA N SUN LLC						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0259	MHP HOOKUP	0	0	0	0	10.00	UT	4,300.00	4,300.00	100	1993
2	0070	CARPORT UF	0	0	20	20	2.00	UT	400.00	400.00	100	1993
3	0296	SHED METAL	0	0	11	11	1.00	UT	0.00	0.00	100	1993
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
5	0296	SHED METAL	0	0	10	14	1.00	UT	0.00	0.00	100	2012

TOTAL OB/XF												
51,500												
117 SE LAURENCE CT, LAKE CITY												

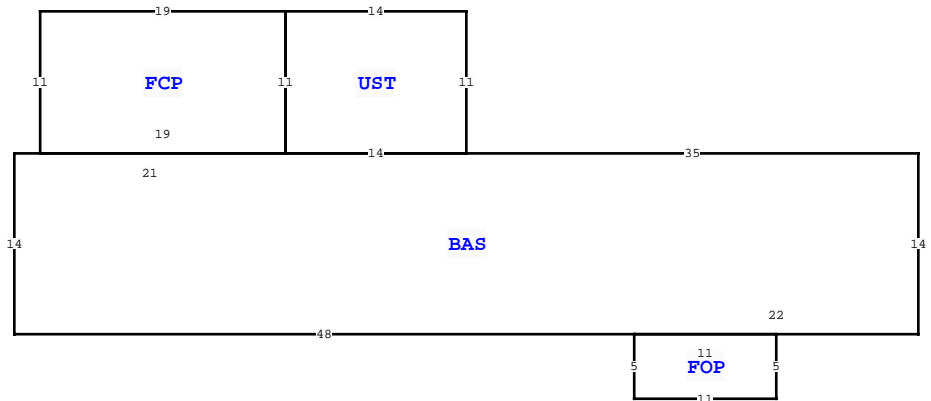
BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W52 S14 E5 PTO= S8 E39 N8 W39\$ E47 N14\$.												

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	2810	C	MH PARK	0		A-1	0.00	0.00	2.62	AC		1.00	1.00	1.00	12,500.00	12,500.00	32,750								
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	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
Architectual	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	1,120	109.9000	65.94	73,853	1994	1994	0	0	60.00	40.00		
10 MOBILE HME 0% - 2022 Heated Area: 980 HX Base Yr													



Quality	05	05			
DOR CODE	2802MH PARK				
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	35417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	25,848
FCP	209	25		52	1,372
FOP	55	35		19	501
UST	154	45		69	1,820
TOTALS	1,398			1,120	29,541

117 SE LAURENCE CT, LAKE CITY

BLD DATE		LGL DATE	05/06/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 8 of 11	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		358,397	
TOTAL MARKET OB/XF VALUE		51,500	
TOTAL LAND VALUE - MARKET		45,250	
TOTAL MARKET VALUE		455,147	
SOH/AGL Deduction		4,288	
ASSESSED VALUE		450,859	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		450,859	
TOTAL JUST VALUE		455,147	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		450,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1622	10/28/2021	WD	U	I	30	650,000
GRANTOR: SEA N SUN LLC						
GRANTEE: FARMER PROPERTIES L						
1250/1407	3/01/2013	WD	Q	I	01	325,000
GRANTOR: FARMER MOBILE HOME PA						
GRANTEE: SEA N SUN LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W35 UST= N11 W14 S11 E14\$ W14 FCP= N11 W19 S11 E19\$ W21 S14 E48 FOP= S5 E11 N5 W11\$ E22 N14\$.	

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

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

