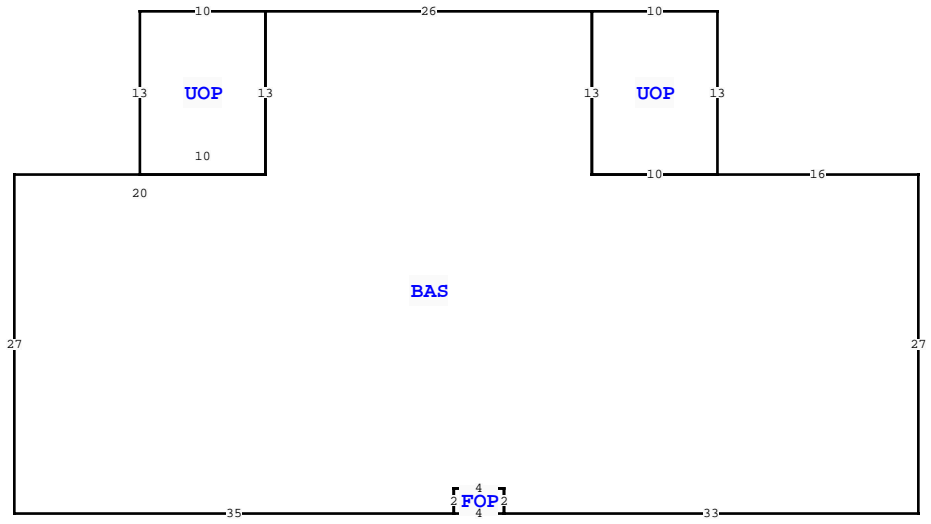


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architactual	01 CONV 100
Units	0 100
Condition Adj	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2021	02	2,341	88.0840	82.80	193,835	2005	2005	0	0	45.00	55.00		
2 MANUF 1 100% - 2011 Heated Area: 2274 HX Base Yr 2011													



BUILDING CHARACTERISTICS					
QUALITY	CD				
Quality	04 04				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	35417.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,274	100		2,274	103,558
FOP	8	35		3	136
UOP	130	25		32	1,458
UOP	130	25		32	1,458
TOTALS	2,542			2,341	106,609

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	106,609		
TOTAL MARKET OB/XF VALUE	4,750		
TOTAL LAND VALUE - MARKET	22,000		
TOTAL MARKET VALUE	133,359		
SOH/AGL Deduction	60,438		
ASSESSED VALUE	72,921		
TOTAL EXEMPTION VALUE	HX HB 47,921		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	133,359		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	124,859		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052441	Roof Replacement	500	02/26/2025
27419	M H	425	10/10/2008
12136	REMODEL	50	02/11/1997
9662	M H	125	04/28/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1113/0006	2/28/2007	WD Q	Q	I		55,000
GRANTOR: ROBERT K & LINDA J KI						
GRANTEE: CHARLES & TERESA AC						
0829/0324	4/01/1996	WD Q	Q	V		9,700
GRANTOR: LENVIL DICKS						
GRANTEE: ROBERT K & LINDA J						

EXTRA FEATURES														455 SE BRANDON DR, LAKE CITY			
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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
TOTAL OB/XF 4,750																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 UOP= N13 W10 S13 E10\$ W10 N13 W26 UOP= W10 S13 E10 N13\$ S13 W20 S27 E35 FOP= E4 N2 W4 S2\$ N2 E4 S2 E33 N27\$.	

LAND DESCRIPTION														TOTAL OB/XF 4,750										
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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							