



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	
TOTALS	480		8,246

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MOBILE HME	0%	- 2025																				
				Heated Area: 480																			
					HX Base Yr																		
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/08/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/08/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		8,246	
TOTAL MARKET OB/XF VALUE		3,000	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		29,246	
SOH/AGL Deduction		1,908	
ASSESSED VALUE		27,338	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		27,338	
TOTAL JUST VALUE		29,246	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		24,853	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/148	1/29/2024	WD	Q	I	05	475,000
GRANTOR: FORTE PETER A						
GRANTEE: MCCUEN DAVID W						
1507/74	1/23/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FORTE PETER A						

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
1	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000
445 SW PAUL ALLISON CT, LAKE CITY															

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S10 E48 N10\$.	

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							