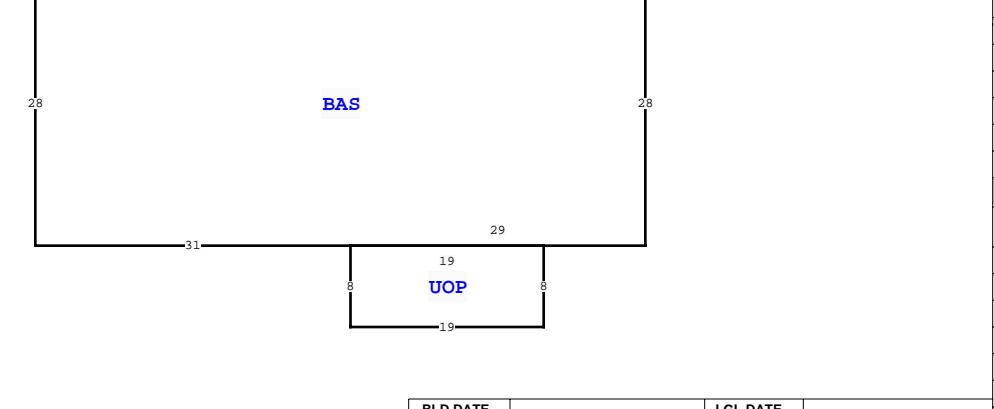




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	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	2,099	103.4100	62.05	130,243	1983	1983	0	0	0	60.00	40.00		



Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	15416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	41,698
FCP	560	25		140	3,475
FOP	336	35		118	2,929
FST	224	55		123	3,053
UOP	152	25		38	943
TOTALS	2,952			2,099	52,097

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			70,312
TOTAL MARKET OB/XF VALUE			18,500
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			124,812
SOH/AGL Deduction			24,027
ASSESSED VALUE			100,785
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			100,785
TOTAL JUST VALUE			124,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,812
COA PER TCO			
XFOB:1:1: CONCORD MH			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18093	M H	125	02/26/2001
13769	M H	125	03/17/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1378	1/28/2026	WD	Q	I	01	132,000

GRANTOR: TWO SISTAHS LLC  
GRANTEE: CARMAN WALTER W  
1283/2530 10/23/2014 WD U I 11 100  
GRANTOR: TAREN L MYRICK & RHON  
GRANTEE: TWO SISTAHS LLC

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

154 SW HARRINGTON GLN, LAKE CITY										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	04/10/2025	
										INC DATE		AG DATE	MLU	
TOTAL OB/XF														18,500

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS= W20 FOP= N14 W24 S14 E24\$ W24 FST= N14 W16 S14 E16\$ W16 S28 E31 UOP= S8 E19 N8 W19\$ E29 N28 FCP= N28 W20 S28 E20\$.

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	0000	C	VAC RES	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 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	1.5 100				
Stories	1. 1. 100				
Architctual	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	01 01				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	15416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	14,824
UOP	80	25		20	331
UOP	88	25		22	364
UOP	88	25		22	364
UOP	96	25		24	397
UOP	350	25		88	1,456
UST	64	45		29	480
TOTALS	1,662			1,101	18,215

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,101	68.9250	41.36	45,537	1980	1980	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 896 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		70,312	
TOTAL MARKET OB/XF VALUE		18,500	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		124,812	
SOH/AGL Deduction		24,027	
ASSESSED VALUE		100,785	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		100,785	
TOTAL JUST VALUE		124,812	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1378	1/28/2026	WD	Q	I	01	132,000
GRANTOR: TWO SISTAHS LLC						
GRANTEE: CARMAN WALTER W						
1283/2530	10/23/2014	WD	U	I	11	100
GRANTOR: TAREN L MYRICK & RHON						
GRANTEE: TWO SISTAHS LLC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W6 UOP= N8 UOP= N12 W8 N6 W8 S2 W8 S13 E6 S3 E18\$ W10 S8 E10\$ W10 UST= N8 W8 S8 E8\$ W48 S14 E17 UOP= S8 E11 N8 W11\$ E11 UOP= S6 E16 N6 W16\$ E16 UOP= S8 E11 N8 W11\$ E20 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV