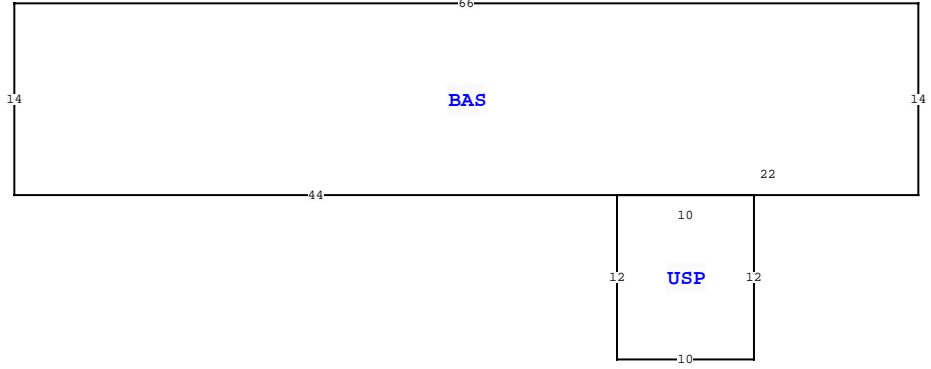




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	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	966	79.4295	43.69	42,205	1991	1991	0	0	65.00	35.00
1 MOBILE HME - 0% - 2024 Heated Area: 924 HX Base Yr											



Quality	04	04			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	19317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	14,130
USP	120	35		42	642
TOTALS	1,044			966	14,772

246 NW CHESWICK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES												TOTAL OB/XF		9,050			
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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

LAND DESCRIPTION												TOTAL OB/XF		9,050										
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	2,000.00	2,000.00	2,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY					
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				14,772	
TOTAL MARKET OB/XF VALUE				9,050	
TOTAL LAND VALUE - MARKET				2,000	
TOTAL MARKET VALUE				25,822	
SOH/AGL Deduction				0	
ASSESSED VALUE				25,822	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				25,822	
TOTAL JUST VALUE				25,822	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				25,822	
XFOB:1:1: GENERAL MH					
SALE:1:1: LOT 1 BLK 8 MARION HEIGHTS					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
41393	UPGRADING SERVICE		02/24/2021		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/2203	6/28/2023	QC	U	I	11	100
GRANTOR: LUCAS ANTHONY WAYNE						
GRANTEE: LUCAS SHAUNA						
0783/0279	12/01/1993	WD	Q	I		5,000
GRANTOR: FARRISH-EDENFIELD						
GRANTEE: ANTHONY W LUCAS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E44 USP= S12 E10 N12 W10\$ E22 N14\$.