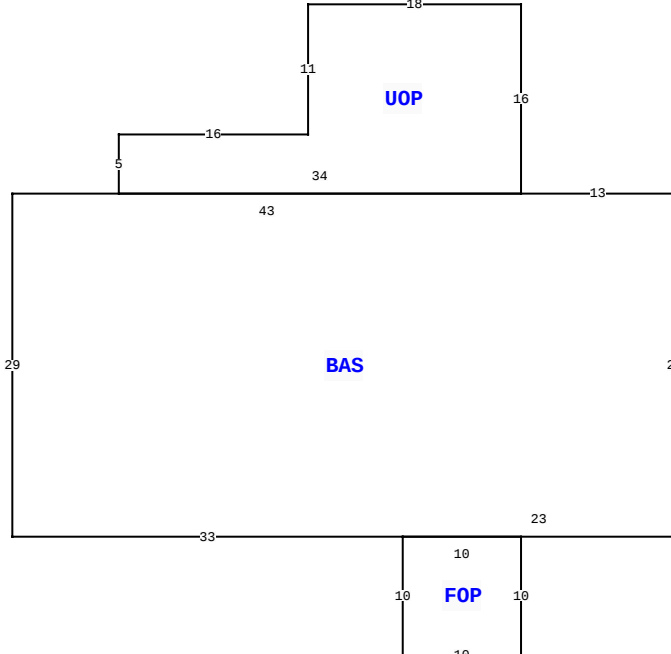


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	VINYL SID 100		0210	01	1,728	106.8000	90.78	156,868	2007	2007	0	0	0	39.00	61.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 MODULAR 1 - 100% - 2015													Heated Area: 1624		HX Base Yr 2015									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		95,689									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		4,250									
Interior Floo		14	CARPET 90															TOTAL LAND VALUE - MARKET		18,000									
Interior Floo		08	SHT VINYL 10															TOTAL MARKET VALUE		117,939									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		22,611									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		95,328									
Bedrooms			3 100															TOTAL EXEMPTION VALUE		HX HB		50,000							
Bathrooms			2 100															BASE TAXABLE VALUE		45,328									
Frame		01	NONE 100															TOTAL JUST VALUE		117,939									
Stories		1.	1. 100															NCON VALUE		0									
Architectual		05	CONV 100		INCOME VALUE																								
Units			0 100		PREVIOUS YEAR MKT VALUE		117,939																						
Quality		05	05																										
DOR CODE		0201MODULAR HOME																											
MAP NUM					MKT AREA													03											
NEIGHBORHOOD/LOC		30217.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,624	100	1,624	89,930																									
FOP	100	30	30	1,661																									
UOP	368	20	74	4,098																									
TOTALS		2,092		1,728	95,689																								
EXTRA FEATURES					141 NW TAYLOR MAGEE PL, 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	0210	GARAGE U	0	100	0	0		1.00	UT 0.00						4,200														
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00						50														