

BIAS RICHARD ELLET
905 MILLPOND RD
VALDOSTA, GA 31602-1655

07-6S-16-03789-002

MARKET ADJUSTMENTS

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3							
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					0800	02	1,064	116.0000	69.60	74,054	1993	1993	0	0	0	60.00	40.00																
Roof Structur	03	GABLE/HIP 100					2 MOBILE HME 0% - 0														Heated Area: 1064					HX Base Yr									
Roo f Cover	12	MODULAR MT 100					76 14 BAS 14 76																												
Interior Wall	05	DRYWALL 100																																	
Interior Floo	12	HARDWOOD 100																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		2 100																																	
Bathrooms		1 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
Quality	05	05																																	
DOR CODE	0200	MOBILE HOME																																	
MAP NUM					MKT AREA				02																										
NEIGHBORHOOD/LOC		7616.00					1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,064	100		1,064	29,622																														
TOTALS						1,064			1,064	29,622																									
EXTRA FEATURES						317 SW BRECKENRIDGE LN, FORT WHITE																													
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																			
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																			
LAND DESCRIPTION						TOTAL OB/XF															11,000														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH 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	20.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	120,000																		
REVIEW DATE	02/21/2020		BY	JB		Total Acres:	20.00		Total Land Value:	120,000		Market:	0		Agricultural:	0		Common:	120,000		PRINTED 11/20/2025 BY SYS														