

Building Characteristics

Element	CD	Construction
Exterior Wall	31	VINYL SID 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100
		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	11417.00	1.00/
Area Type	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	1,456	100
		1,456
		37,082

TOTALS	1,456			1,456	37,082
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EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0294	SHED WOOD/	0 50	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0263	PRCH, USP	0 50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	9945	Well/Sept	0 50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0 50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0070	CARPORT UF	0 50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0294	SHED WOOD/	0 50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
8	0252	LEAN-TO W/	0 50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
9	0294	SHED WOOD/	0 50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
10	0190	FPLC PF	0 50	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

Land Description

L N	USE CODE	CLS	Land Use Description	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	50		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							
2	0200	C	MBL HM	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

Market Adjustments

Type	MDL	Eff. Area	Tot Adj Pts	Eff. Base Rate	Repl. Cost New	AYB	EYB	ECON	FNCT		NORM	% Cond	
0800	02	1,456	106.1100	63.67	92,704	1998	1998		0		0	60.00	40.00

Columbia County Property

Valuation Summary			
Valuation By	STANDARD		
Tax Group: 3	Tax Dist:		
Building Market Value	37,082		
Total Market OB/IF Value	15,300		
Total Land Value - Market	50,000		
Total Market Value	102,382		
SOH/AGL Deduction	18,849		
Assessed Value	83,533		
Total Exemption Value	HA HAB VX VP		
Base Taxable Value	46,494		
Total Just Value	102,382		
NCON Value	0		
Income Value			
Previous Year MKT Value	102,382		

Permit Num	Description	AMT	Issued
000051173	Storage Building	40,000	10/21/2024
37041	MAINT/ALTR	75	07/30/2018
13847	M H	125	04/06/1998

Sales Data

Off Record Number	Date	Type Inst	Q U	V I	RSN CD	Sale Price
1548/1168	8/28/2025	LE	U	I	14	100

GRANTOR: KYLE GWENDALYN

GRANTEE: KYLE GWENDALYN (ENH

1506/2057

1/21/2024

PR

U

I

19

100

GRANTOR: RAHNERG PAMELA AS PR

GRANTEE: KYLE GWENDALYN

Building Notes

Building Dimensions

BAS= W56 S26 E56 N26\$.

Review

Review Date	04/30/2025	By	JB	Total Acres:	5.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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