



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual	01	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	13516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	43,356
FOP	600	35		210	5,836
UOP	64	25		16	445
TOTALS	2,224			1,786	49,636

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,786	115.8000	69.48	124,091	1974	1995	0	0	0	60.00 40.00
1 MOBILE HME		100% - 2016		Heated Area: 1560				HX Base Yr 2016			
The diagram shows a building footprint with three main sections: a large central rectangle labeled 'BAS' with dimensions 45 by 24; a smaller rectangle labeled 'FOP' (Front Office Port) with dimensions 30 by 20, positioned above the BAS section; and a small square labeled 'UOP' (Utility Office Port) with dimensions 8 by 8, positioned below the BAS section. The overall dimensions of the footprint are 45 by 24.											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	04/07/2025
						INC DATE				AG DATE	

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3										Tax Dist:		
BUILDING MARKET VALUE										49,636		
TOTAL MARKET OB/XF VALUE										16,100		
TOTAL LAND VALUE - MARKET										104,500		
TOTAL MARKET VALUE										77,765		
SOH/AGL Deduction										31,826		
ASSESSED VALUE										45,945		
TOTAL EXEMPTION VALUE										25,000		
BASE TAXABLE VALUE										20,945		
TOTAL JUST VALUE										170,236		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										170,236		
XFOB:3:1: PEACHTREE MH												