

COMM NE COR OF S1/2 OF SE1/4,  
OF NE1/4, W 908.82 FT TO NW  
COR OF PALAWAN EST S/D, CONT

SHAMBLIN STEPHEN  
5 HAWTHORNE ST  
WINFIELD, WV 25213

2026

17-6S-16-03851-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 08 | WD OR PLY 80   |
| Exterior Wall            | 31 | VINYL SID 20   |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 14 | PREFIN MT 100  |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 04 | CENTRAL 100    |
| Heating Type             | 03 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 3  | 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         | 0200 MOBILE HOME |          |
| MAP NUM          |                  | MKT AREA |
|                  |                  | 02       |
| NEIGHBORHOOD/LOC | 17616.00         | 1.00/    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,800            | 100         |      | 1,800        | 48,773               |
| FCP       | 627              | 25          |      | 157          | 4,254                |
| FOP       | 84               | 35          |      | 29           | 786                  |
| FOP       | 310              | 35          |      | 108          | 2,926                |
| UST       | 66               | 45          |      | 30           | 813                  |
| TOTALS    | 2,887            |             |      | 2,124        | 57,552               |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0130       | CLFENCE 5   | 0   | 0   | 0  | 0  | 750.00 | UT | 8.50     |
| 2              | 0294       | SHED WOOD/  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     |
| 3              | 9945       | Well/Sept   | 0   | 0   | 0  | 0  | 1.00   | UT | 7,000.00 |
| 4              | 0296       | SHED METAL  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     |
| 5              | 0261       | PRCH, UOP   | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     |
| 6              | 0294       | SHED WOOD/  | 0   | 0   | 11 | 24 | 264.00 | UT | 18.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0200     | C   | MBL HM               | 0   |     | A-1      | 0.00  | 0.00  | 5.20        |

| MARKET ADJUSTMENTS                 |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0800                               | 02  | 2,124     | 112.9000    | 67.74          | 143,880        | 1980 | 1980 | 0    | 0    | 60.00 | 40.00  |
| 2 MOBILE HME 0% - 0                |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1800 HX Base Yr       |     |           |             |                |                |      |      |      |      |       |        |
|                                    |     |           |             |                |                |      |      |      |      |       |        |
| 6583 SW ELIM CHURCH RD, FORT WHITE |     |           |             |                |                |      |      |      |      |       |        |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/13/2024 |
| INC DATE |  | AG DATE   | MLU        |

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 3              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 57,552    |             |
| TOTAL MARKET OB/XF VALUE  |  | 24,627    |             |
| TOTAL LAND VALUE - MARKET |  | 52,000    |             |
| TOTAL MARKET VALUE        |  | 134,179   |             |
| SOH/AGL Deduction         |  | 6,094     |             |
| ASSESSED VALUE            |  | 128,085   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 128,085   |             |
| TOTAL JUST VALUE          |  | 134,179   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 134,179   |             |

|                     |             |     |            |
|---------------------|-------------|-----|------------|
| XFOB:1:1: GREAT M H |             |     |            |
| PERMIT NUM          | DESCRIPTION | AMT | ISSUED     |
| 40714               | ELECTRICAL  | 0   | 10/15/2020 |
| 40235               | M H         | 0   | 07/28/2020 |
| 14586               | M H         | 125 | 10/06/1998 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1295/1201                      | 5/29/2015 | WD        | Q   | I   | 01     | 73,500     |
| GRANTOR: HOWARD LEE & WINIFRED |           |           |     |     |        |            |
| GRANTEE: STEPHEN SHAMBLIN      |           |           |     |     |        |            |
| 0910/2343                      | 9/01/2000 | WD        | Q   | I   |        | 64,900     |
| GRANTOR: PORTER                |           |           |     |     |        |            |
| GRANTEE: HOWARD & WINIFRED B   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                               |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W15 S24 E22 FOP= S10 E31 N10 W31\$ E31 FCP= S10 E12N12 E11 N21 UST= N6 W11 S6 E11\$ W23 S23\$ N23 E12 N13 W43 FOP= W7 S12 E7 N12\$ S12 W7\$. |  |  |  |  |  |  |  |  |  |