



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
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	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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	0202MOBILE HOME/M HOME				
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	1418.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,597
FCP	224	25		56	1,370
FCP	252	25		63	1,541
FOP	700	35		245	5,992
FSP	462	40		185	4,524
UOP	210	25		52	1,272
TOTALS	2,772			1,525	37,295

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,525	101.9000	61.14	93,238	1984	1984	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr 2022													
14 14 14 14 14 14 14 14 14 14 14 14 14 14													
UOP FSP FCP BAS FOP FCP													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/28/2025 MLU													

COLUMBIA COUNTY PROPERTY						PAGE 1 of 2	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				129,161			
TOTAL MARKET OB/XF VALUE				9,600			
TOTAL LAND VALUE - MARKET				34,900			
TOTAL MARKET VALUE				173,661			
SOH/AGL Deduction				38,609			
ASSESSED VALUE				135,052			
TOTAL EXEMPTION VALUE				HX	HB	50,722	
BASE TAXABLE VALUE				84,330			
TOTAL JUST VALUE				173,661			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				173,661			
XFOB:1:1: MANS MH							

[illegible]