PRCL 2 YOUNG ACRES S/D UNREC.
COMM NE COR OF SE1/4 OF NW1/4, R
FT FOR POB, RUN S 1322.69 FT, W

CATO WADE A
PMB 367, 14754 N KELSEY ST STE 105
MONROE, VA 98272

2026

31-5S-17-09467-102

BUILDING CHARACTERISTICS

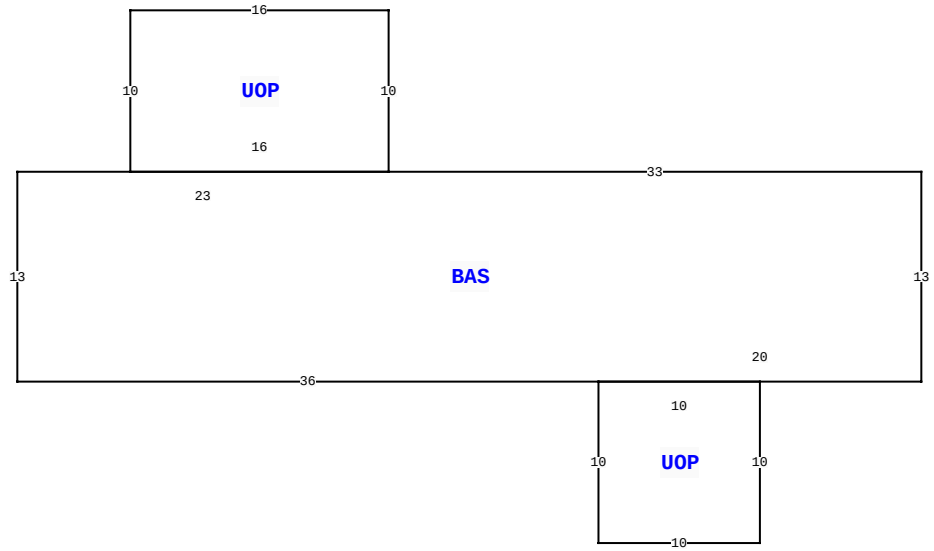
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	69,558
UOP	100	25		25	2,389
UOP	160	25		40	3,822
TOTALS	988			793	75,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	793	117.7000	116.52	92,400	2016	2016	0	0	0	18.00	82.00

2 MANUF 2 0% - 2025 Heated Area: 728 HX Base Yr



515 SW REGIMENT PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	75,768
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	178,363
SOH/AGL Deduction	0
ASSESSED VALUE	178,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,363
TOTAL JUST VALUE	178,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,211

BLDG:1:1: BROO MH (RP'D-MICHAEL R WEBER)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050002	Roof Replacement	2,000	05/30/2024
33862	M H	576	03/16/2016
12517	M H	125	05/15/1997
10279	PUMP/UTPOL	30	10/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/975	6/26/2024	WD	Q	I	01	229,900
GRANTOR: ELIXSON CLIFFORD J						
GRANTEE: CATO WADE A						
1069/2628	11/04/2005	WD	Q	I		94,000
GRANTOR: MICHAEL AND MAUREEN W						
GRANTEE: ELIXSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N10 W16 S10 E16$ W23 S13 E36 UOP= S10 E10 N10 W10$ E20 N13$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 07/31/2024 BY TP Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/19/2025 BY SYS