

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3 100			
Frame Stories	01	NONE 100			
Units	1.	1. 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	33516.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	244,106
TOTALS	2,160			2,160	244,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	2,160	115.5000	118.96	256,954	2022	2022	0	0	0	95.00
1 MANUF 3		100% - 2022		Heated Area: 2160		HX Base Yr 2022					

72

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72

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BAS

COLUMBIA COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		244,106	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		306,106	
SOH/AGL Deduction		63,916	
ASSESSED VALUE		242,190	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		191,468	
TOTAL JUST VALUE		306,106	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,245	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/955	8/30/2021	WD	Q	V	03	50,000
GRANTOR: WIGGINS SAMUEL J						
GRANTEE: TANNACHION KATRINA						
1058/0586	9/09/2005	WD	Q	V	04	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: SAMUEL J & NETTIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,10] E72 S30 W72 N30 \$

EXTRA FEATURES

L N	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	9945	We11/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		3	100	7,000	
TOTAL OB/XF 7,000																

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE

12/07/2021

BY

JB

Total Acres: 5.01

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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