

2026



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

31 VINYL SID 100

03 GABLE/HIP 100

12 MODULAR MT 100

05 DRYWALL 100

14 CARPET 90

08 SHT VINYL 10

03 CENTRAL 100

04 AIR DUCTED 100

4 100

2 100

1. 1. 100

01 CONV 100

0 100

03 03 100

01 01 100

05 05

5000 IMPROVED AG

MKT AREA

02

35415.010

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 640 100

640 17,802

BAS 924 100

924 25,702

USP 336 35

118 3,282

TOTALS 1,900

1,682

46,786

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 0070 CARPORT UF 0 100 0 0 2.00 UT 0.00 0.00 50 2000 2000 3 50 800

2 0294 SHED WOOD/ 0 100 0 0 2.00 UT 300.00 300.00 100 2000 2000 3 100 600

3 0070 CARPORT UF 0 100 0 0 1.00 UT 1,600.00 1,600.00 50 2005 2005 3 50 800

4 0070 CARPORT UF 0 100 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 900

5 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000

6 0294 SHED WOOD/ 0 100 0 0 1.00 UT 1,500.00 1,500.00 50 2005 2005 3 50 750

7 9947 Septic 0 0 0 0 1.00 UT 3,000.00 3,000.00 100 3 100 3,000

8 0294 SHED WOOD/ 0 100 0 0 1.00 UT 1,500.00 1,500.00 50 2005 2005 3 50 750

9 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 900

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 AC 1.00 1.00 1.00 9,500.00 9,500.00 9,500

2 6200 A PASTURE 3 0 A-1 0.00 0.00 9.02 AC 1.00 1.00 1.00 280.00 280.00 2,526

3 9910 M MKT.VAL.AG 0 A-1 0.00 0.00 9.02 AC 1.00 1.00 1.00 9,500.00 9,500.00 85,690

REVIEW DATE 07/05/2016 BY DF Total Acres: 10.02 Total Land Value: 12,026 Market: 85,690 Agricultural: 2,526 Common: 9,500 PRINTED 11/19/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 1,682 115.9000 69.54 116,966 1989 1989 0 0 0 60.00 40.00

MOBILE HME 100% - 1999 Heated Area: 1564 HX Base Yr 1999

16 40 16 40 BAS

26 40 26 14 BAS

38 28 38 12 USP

28 12 28 12 USP

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

04/07/2025 MLU

TOTAL OB/XF 15,500

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 63,391

TOTAL MARKET OB/XF VALUE 15,500

TOTAL LAND VALUE - MARKET 95,190

TOTAL MARKET VALUE 90,917

SOH/AGL Deduction 40,916

ASSESSED VALUE 50,001

TOTAL EXEMPTION VALUE HX HB SX 35,120

BASE TAXABLE VALUE 14,881

TOTAL JUST VALUE 174,081

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 174,081

SALE:3:1: LOT 13 CYPRESS LAKE HILLS

SALE:2:1: LOT 13 CYPRESS LAKE-ASSIGNMENT OF AGREEM

SALE:1:1: 1989 SW MH INCLUDED (ALSO RE# 00407-111)

PERMIT NUM DESCRIPTION AMT ISSUED

27889 M H 441 06/17/2009

16599 REMODEL 115 02/14/2000

11099 M H 125 05/02/1996

10447 PUMP/UTPOL 30 11/14/1995

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V RSN CD SALE PRICE

0848/0095 10/29/1997 WD Q V 02 47,086

GRANTOR: POULTON

GRANTEE: MITCHELL

0794/1034 8/04/1994 AA U V 13 0

GRANTOR: DEAN P & LINDA ORMROD

GRANTEE: ANTHONY G & MARIANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S14 E38 USP= S12 E28 N12 W28\$ E28 N14 BAS= N16 W40 S16 E40\$ W40\$.

2026

35-4S-15-00407-113

[illegible]