

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	100000.04 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	552	100	
BAS	552	100	
TOTALS	1,104		54,678

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	1,104	93.8000	90.05	99,415	1970	2000		0	0	45.00	55.00
1 MANUF 1 100% - 2019 Heated Area: 1104 HX Base Yr 2019												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				54,678	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				18,000	
TOTAL MARKET VALUE				79,678	
SOH/AGL Deduction				44,739	
ASSESSED VALUE				34,939	
TOTAL EXEMPTION VALUE				HX HB 25,000	
BASE TAXABLE VALUE				9,939	
TOTAL JUST VALUE				79,678	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				78,537	
LAND:1:1: LOT 25 UNIT 4 THREE RIVERS ESTATES.					
SALE:1:1: LOT 25 UNIT 4 THREE RIVERS ESTATES.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
12569	M H	125	05/27/1997		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/2360	3/05/2018	WD	Q	I	01	44,000
GRANTOR: EARL & MATTIE MARTIN						
GRANTEE: REX & JESSICA FRAZE						
1316/0501	6/02/2016	QC	U	I	11	100
GRANTOR: CRAIG MALZAHN & TARA						
GRANTEE: EARL & MATTIE MARTI						

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
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100		

TOTAL OB/XF													7,000	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								04/30/2024	MLU

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W46 S12 BAS= S12 E46 N12 W46\$ E46 N12\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	441.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000								