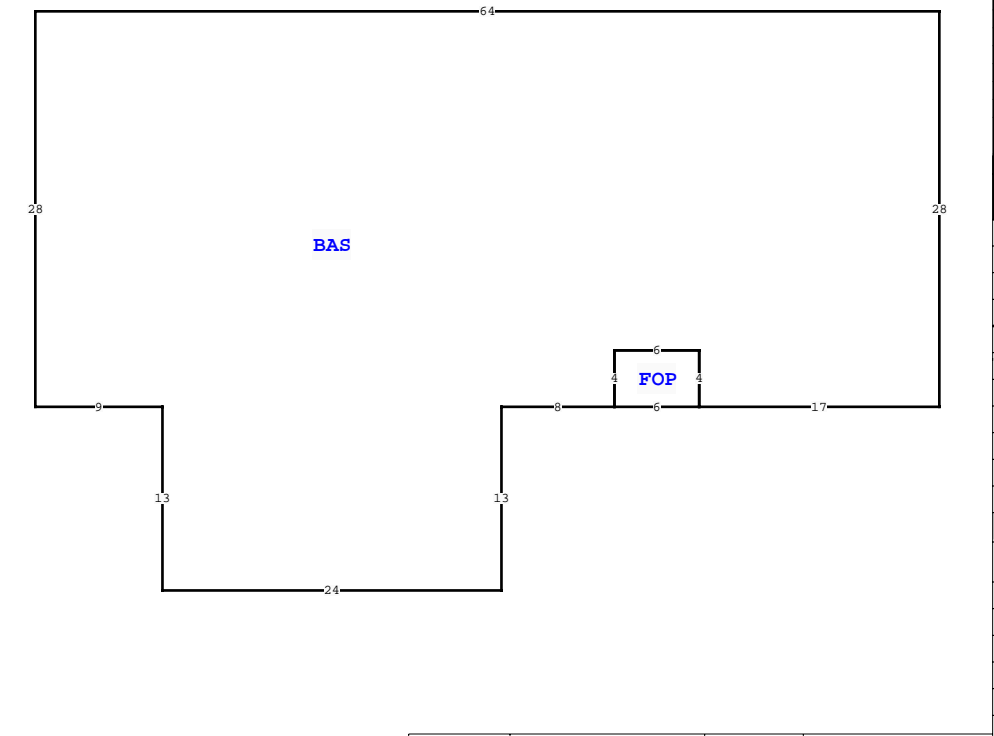


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,088	129.6900	124.50	259,956	1995	1995		0	0	45.00	55.00
1 MANUF 1 100% - 2022 Heated Area: 2080 HX Base Yr 2022												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100		2,080	142,428
FOP	24	35		8	548
TOTALS	2,104			2,088	142,976

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				142,976	
TOTAL MARKET OB/XF VALUE				9,000	
TOTAL LAND VALUE - MARKET				18,000	
TOTAL MARKET VALUE				169,976	
SOH/AGL Deduction				48,751	
ASSESSED VALUE				121,225	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				69,814	
TOTAL JUST VALUE				169,976	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				167,001	
XFOB:5:1: MH USED AS STORAGE					
LAND:1:1: LOT 30 UNIT 4 THREE RIVER ESTATES.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
9825	M H	125	06/12/1995		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0967	6/25/2020	WD	Q	I	01	119,900
GRANTOR: JANICE ILLINGWORTH NE						
GRANTEE: OTTO WINGFIELD JR &						
1266/2181	12/13/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (WAYNE)						
GRANTEE: JANICE ILLINGWORTH						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1995	1995	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	50	1993	1993	3	50	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	400	

TOTAL OB/XF												9,000												
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	0102	C	SFR/MH	100		A-1	210.00	210.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

BUILDING NOTES						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
04/30/2024 MLU						

BUILDING DIMENSIONS						
BAS= W64 S28 E9 S13 E24 N13 E8 FOP= E6 N4 W6 S4\$ N4 E6 S4E17 N28\$.						

REVIEW DATE 02/09/2016 BY DF																										
Total Acres: 1.01												Total Land Value: 18,000					Market: 0			Agricultural: 0			Common: 18,000		PRINTED 04/10/2026 BY SYS	