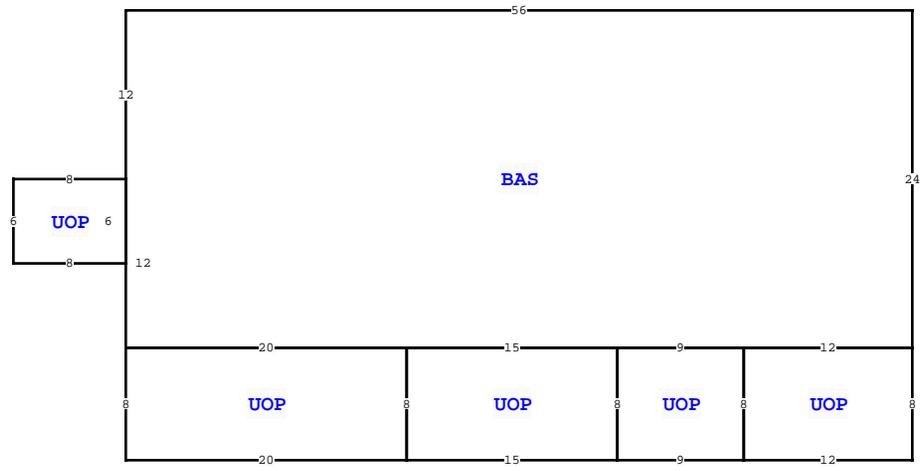


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	08 WD OR PLY 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architctual	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	100000.10 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	35,772
UOP	48	25		12	319
UOP	72	25		18	479
UOP	96	25		24	639
UOP	120	25		30	798
UOP	160	25		40	1,065
TOTALS	1,840			1,468	39,072

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2019		66.54	97,681	1990	1990	0	0	60.00	40.00
			Heated Area: 1344				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			39,072
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			65,772
SOH/AGL Deduction			35,295
ASSESSED VALUE			30,477
TOTAL EXEMPTION VALUE	HX HB DX SX		30,477
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			65,772
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,772

SALE: 2:1: LOT 31 THREE RIVERS UNIT 10 WITH MH  
 XFOB: 1:1: PEACHTREE ID#PSHGA7314 A & B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048059	Electrical Servic	0	09/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0807/1966	6/23/1995	WD Q	Q	I		34,000
GRANTOR: EDWARD J & ANNE O'BRI						
GRANTEE: KAREN MIRANDA						
0772/1969	3/26/1993	WD U	U	I		35,000
GRANTOR: WILLIAM T CAREY						
GRANTEE: EDWARD O'BRIEN						

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	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
												TOTAL OB/XF	8,700				

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS= W56 S12 UOP= W8 S6 E8 N6\$ S12 UOP= S8 E20 N8 W20\$ E20  
 UOP= S8 E15 N8 W15 \$ E15 UOP= S8 E9 N8 W9\$ E9 UOP= S8 E12 N8  
 W12\$ E12 N24 \$.

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							