

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	100000.12 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	2026
TOTALS	1,404		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026	Heated Area: 1404			HX Base Yr				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,404	100	2026	1,404	157,034							
TOTALS	1,404			1,404	157,034							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			157,034
TOTAL MARKET OB/XF VALUE			10,800
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			215,834
SOH/AGL Deduction			7,320
ASSESSED VALUE			208,514
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			208,514
TOTAL JUST VALUE			215,834
NCON VALUE			157,034
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			46,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052096	Mobile Home		01/16/2025
000051739	Right-of-Way Acce		12/06/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1048	11/16/2024	WD	U	I	11	100
GRANTOR: NANCE SUSAN MAY						
GRANTEE: NANCE RONALD EUGENE						
1482/712	12/27/2022	QC	U	I	11	100
GRANTOR: NANCE RONALD E						
GRANTEE: NANCE SUSAN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=19,10] E52 S27 W52 N27 \$	

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	0296	SHED METAL	0	0	0	1.00	UT	3,800.00	3,800.00	100	2022	2021		100	3,800	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							