

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.17	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	
TOTALS	1,248		1,248
			85,999

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2016								
					Heated Area: 1248			HX Base Yr 2016				
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
										04/14/2026	MLU	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		85,999	
TOTAL MARKET OB/XF VALUE		34,060	
TOTAL LAND VALUE - MARKET		81,600	
TOTAL MARKET VALUE		201,659	
SOH/AGL Deduction		101,063	
ASSESSED VALUE		100,596	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		49,185	
TOTAL JUST VALUE		201,659	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,259	
XFOB:3:1: GUEST COTTAGE WITH BATH AND KITCHENETTE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051364	Electrical Servic	0	11/01/2024
000041813	Roof Replacement	8,296	04/27/2021
23407	M H	0	07/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0570	6/25/2015	WD	Q	I	01	110,000
GRANTOR: THOMAS A & ROXANNE P						
GRANTEE: CHRISTINE M THOMASS						
1008/1673	2/27/2004	WD	Q	V		40,000
GRANTOR: KARIN DECK						
GRANTEE: THOMAS A & ROXANNE						

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	0070	CARPOT UF	0	100	18	25	450.00	UT	2.00	100	2005	2005
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	5.00	100	2005	2005
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	100		
4	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	100	2015	2015
5	0210	GARAGE U	0	100	20	18	360.00	UT	16.00	100	2015	2015
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2006	2006
7	0261	PRCH, UOP	0	100	8	8	1.00	UT	0.00	100	2015	2015
8	9910	RV SITE/RE	0	100	0	0	3.00	UT	2,000.00	100	2015	2015
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2015	2015
TOTALS												34,060

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	DPHT 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	400.00	400.00	4.00	LT		1.00	1.00	0.85	24,000.00	20,400.00	81,600							