

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	12	MODULAR MT	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	100000.18 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2025
UOP	128	25	2025
TOTALS	1,640		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2026								
				Heated Area: 1512			HX Base Yr				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	42,614		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	24,000		
TOTAL MARKET VALUE	73,614		
SOH/AGL Deduction	0		
ASSESSED VALUE	73,614		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	73,614		
TOTAL JUST VALUE	73,614		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	67,614		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048641	Mobile Home		11/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/2097	5/21/2026	WD	Q	I	01	180,000

GRANTOR: FOLDS WALLACE K
GRANTEE: SIGRIST NATHAN JAY

1558/332	12/01/2025	WD	Q	I	01	78,300
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GRANTOR: SMITH STUART
GRANTEE: FOLDS WALLACE K

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2025;ORIG=20,9] E56 S27 W56 N27 \$														
UOP=[YR=2025;ORIG=37,36] E16 S8 W16 N8 \$														

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		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							