



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	50
Interior Floor	14	CARPET	50
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	100000.19	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	2026
TOTAL ADJ AREA	1,860		
SUBAREA MARKET VALUE	204,777		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	0%	- 2026								
Heated Area: 1860					HX Base Yr							
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS 2026</p> </div>												
TOTALS	1,860		1,860	204,777								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			204,777
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			237,777
SOH/AGL Deduction			4,000
ASSESSED VALUE			233,777
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			233,777
TOTAL JUST VALUE			237,777
NCON VALUE			211,777
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			20,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052876	Mobile Home		04/12/2025
000052772	Right-of-Way Acce		03/31/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1560	7/01/2024	CD	U	V	11	4,000
GRANTOR: TUOMI DAWN R						
GRANTEE: MCCLAIN PAUL						
1439/1817	5/21/2021	WD	Q	V	01	17,900
GRANTOR: LEXINGTON ESTATES LLC						
GRANTEE: TUOMI DAWN R						

EXTRA FEATURES		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	0				1.00	UT	7,000.00	7,000.00	100	2026	2025	100														

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=13,19] E60 S31 W60 N31 \$	

LAND DESCRIPTION										TOTAL OB/XF										7,000				
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							