

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		100000.23	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2023	1,404	152,907
TOTALS	1,404			1,404	152,907

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF 2	100% - 2023										
				Heated Area: 1404				HX Base Yr 2023				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 80%; height: 80%; display: flex; align-items: center; justify-content: center;"> <p style="color: blue; font-weight: bold;">BAS 2023</p> </div> </div>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		152,907	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		183,907	
SOH/AGL Deduction		20,572	
ASSESSED VALUE		163,335	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		111,924	
TOTAL JUST VALUE		183,907	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043914	Mobile Home		03/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0550	6/12/2020	WD	Q	V	01	16,500
GRANTOR: TIMOTHY FLANDERS & ET						
GRANTEE: PORTIA SIMS & VICTO						
1397/2072	10/29/2019	WD	Q	V	05	20,000
GRANTOR: PEGGY CAMPBELL, NANCY						
GRANTEE: TIMOTHY FLANDERS &						

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	100	0	0			7,000.00	100	2023	2022		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=2023;ORIG=21,12] E52 S27 W52 N27 \$												

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		A-1	100.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000								