

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100

MARKET ADJUSTMENTS																															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																				
0202	02	1,080	119.0000	115.43	124,664	2008	2020		0	0	9.00	91.00																			
1 MANUF 2 0% - 2026 Heated Area: 1080 HX Base Yr																															
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,080</td> <td>100</td> <td></td> <td>1,080</td> <td>113,444</td> </tr> <tr> <td>TOTALS</td> <td>1,080</td> <td></td> <td></td> <td>1,080</td> <td>113,444</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,080	100		1,080	113,444	TOTALS	1,080			1,080	113,444
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BAS	1,080	100		1,080	113,444																										
TOTALS	1,080			1,080	113,444																										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		113,444	
TOTAL MARKET OB/XF VALUE		13,000	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		150,444	
SOH/AGL Deduction		0	
ASSESSED VALUE		150,444	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		150,444	
TOTAL JUST VALUE		150,444	
NCON VALUE		13,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		85,169	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26231	M H	297	09/13/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/2193	12/08/2025	WD	U	I	41	205,000
GRANTOR: PITMAN CHRISTOPHER						
GRANTEE: BEAUREGARD MARGO SM						
1540/152	5/09/2025	WD	U	I	37	75,000
GRANTOR: O'BRIEN BARBARA						
GRANTEE: PITMAN CHRISTOPHER						

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
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	2,000	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,500	
6	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,500	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	

TOTAL OB/XF														13,000										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S27 E40 N27\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							