

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,440	100
TOTALS	1,440	19,293

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,440	74.4390	44.66	64,310	1986	1986	10	0	60.00	30.00	
2 MOBILE HME 0% - 2026			Heated Area: 1440			HX Base Yr						

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	19,293	
TOTAL MARKET OB/XF VALUE	200	
TOTAL LAND VALUE - MARKET	7,200	
TOTAL MARKET VALUE	26,693	
SOH/AGL Deduction	0	
ASSESSED VALUE	26,693	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	26,693	
TOTAL JUST VALUE	26,693	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	26,693	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004	M H	25	01/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1006	2/14/2025	WD	U	I	11	100
GRANTOR: ROSSIN CLARENCE H						
GRANTEE: ROSSIN FELICIA L						
1401/2409	12/16/2019	QC	U	I	11	100
GRANTOR: TRENTON D ROSSIN DESC						
GRANTEE: CLARENCE H ROSSIN						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
						100	2011	2011	3	100	100	
						100	2011	2011	3	100	100	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S24 E60 N24\$.									

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		*RSF	160.00	100.00	16,000.00	SF		1.00	1.00	0.90	0.50	0.45	7,200							