



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 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	07
NEIGHBORHOOD/LOC	820317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	64	100	
BAS	440	100	
BAS	784	100	
FCP	290	25	
FSP	240	40	
UST	30	45	
UST	99	45	
TOTALS	1,947		1,515 30,515

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 0		67.14	101,717	1991	1991	10	0	60.00	30.00
Heated Area: 1288											
HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			30,515
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			44,315
SOH/AGL Deduction			19,833
ASSESSED VALUE			24,482
TOTAL EXEMPTION VALUE	HX HB		24,482
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			44,315
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			44,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046716	Roof Replacement	3,749	03/10/2023
423	ADDN SFR	64	04/24/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2079	12/22/2020	WD	U	I	11	100

GRANTOR: MCKELLUM LESTER  
GRANTEE: MCKELLUM LESTER

0726/0058	6/27/1990	WD	Q	V	04	0
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GRANTOR: H A WILSON  
GRANTEE: LESTER MCKELLUM

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W24 BAS= N4 E4 N16 W4 S20\$ BAS= N20 W22 S20 E22\$ W23 S14 E32 FSP= S4 UST= W5 S6 E5 N6\$ S6 E24 N10 W24\$ E24 FCP= S10 E10 N29W10 S19\$ N14 UST= N11 W9 S11 E9\$ W9\$.

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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		TOTAL OB/XF										8,800												
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	0102	C	SFR/MH	100		00	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.50	0.50	5,000							