

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
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 02				
NEIGHBORHOOD/LOC	16.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100		1,134	32,550
FOP	176	35		62	1,780
UOP	80	25		20	574
TOTALS	1,390			1,216	34,904

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,216	113.9000	71.76	87,260	1993	1993	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1134 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			34,904
TOTAL MARKET OB/XF VALUE			12,000
TOTAL LAND VALUE - MARKET			17,640
TOTAL MARKET VALUE			64,544
SOH/AGL Deduction			0
ASSESSED VALUE			64,544
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			64,544
TOTAL JUST VALUE			64,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,880
PRMT:1:1: 26X42 MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7561	M H	60	09/06/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2442	10/30/2023	WD U	I		30	53,300
GRANTOR: FRAZIER RONALD R JR						
GRANTEE: THE FRAZIER PROPERTY						
1492/31	5/31/2023	LE U	I		14	100
GRANTOR: FRAZIER RONALD R JR (
GRANTEE: FRAZIER FAMILY TRUS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
12,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		00	0.00	0.00	22,050.00	SF	1.00

BUILDING NOTES											
BAS= W42 S27 E17 FOP= S8 E22 N8 W22\$ E25 N11 UOP= E8 N10 W8 S10\$ N16\$.											

BUILDING DIMENSIONS											
BAS= W42 S27 E17 FOP= S8 E22 N8 W22\$ E25 N11 UOP= E8 N10 W8 S10\$ N16\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		00	0.00	0.00	22,050.00	SF	1.00