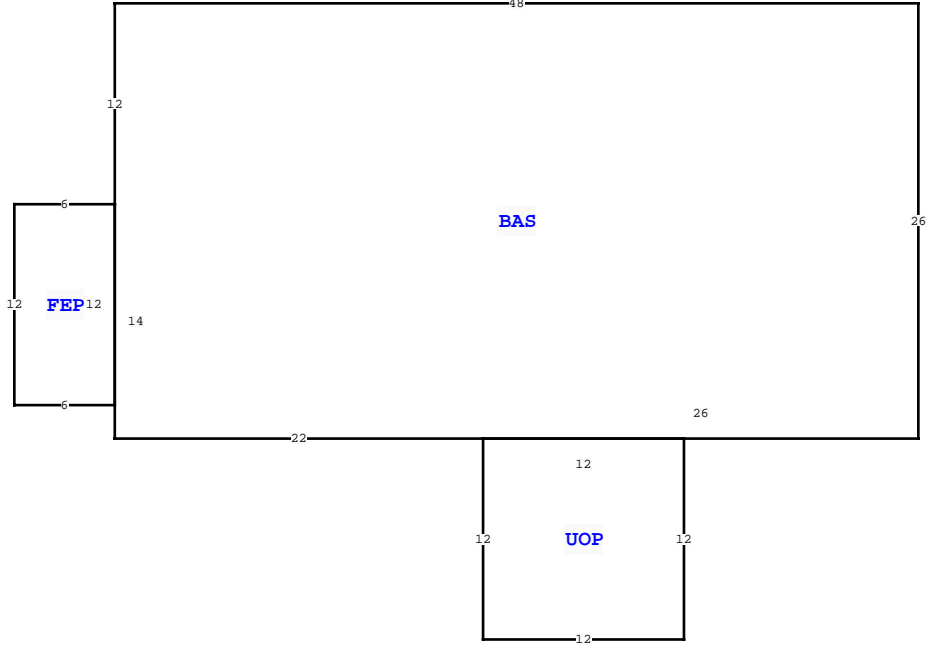




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 70				
13	LAM/VNLPLK 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MKT AREA		01		
1516.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	88,680
FEP	72	85		61	4,335
UOP	144	25		36	2,558
TOTALS	1,464			1,345	95,573

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,345	116.3000	109.32	147,035	1994	2010	0	0	35.00	65.00	
1 MANUF 1 0% - 2026 Heated Area: 1248 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,573
TOTAL MARKET OB/XF VALUE			13,416
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			131,989
SOH/AGL Deduction			0
ASSESSED VALUE			131,989
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			131,989
TOTAL JUST VALUE			131,989
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,078
SALE: 3:1: 2 ACRES NOT CONSISTENT WITH SALES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1276	4/28/2025	WD	Q	I	01	169,900
GRANTOR: NICHOLS PETER D						
GRANTEE: LIGHTBODY THOMAS W						
1535/599	3/08/2025	QC	U	I	11	0
GRANTOR: DEARBORN INC						
GRANTEE: NICHOLS PETER D						

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	0296	SHED METAL	0	0	14	12	168.00	UT	12.00	100	2004	2004	3	100	2,016	
2	0041	BARN, MACH	0	0	22	25	550.00	UT	8.00	100	2004	2004	3	100	4,400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/14/2026	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W48 S12 FEP= W6 S12 E6 N12\$ S14 E22 UOP= S12 E12 N12 W12\$ E26 N26\$.			

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000								