

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	6716.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	2026
TOTALS	784		784
			85,576

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	100%	-	2026							
				Heated Area:	784			HX Base Yr	2026			
												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,576
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			106,576
SOH/AGL Deduction			0
ASSESSED VALUE			106,576
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			55,165
TOTAL JUST VALUE			106,576
NCON VALUE			85,576
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			25,236
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052107	Mobile Home		10/30/2025
000051731	Right-of-Way Acce		12/06/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/764	11/13/2025	WD	Q	I	01	133,000
GRANTOR: MUCKLE RICHARD						
GRANTEE: HALL AMANDA						
1394/1423	9/04/2019	WD	Q	I	01	25,000
GRANTOR: WORTH W MCMAINS JR &						
GRANTEE: RICHARD & ROSEANNE						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
TOTALS			7,000.00

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100		
TOTALS									7,000			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00

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
LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=15,17] E56 S14 W56 N14 \$													