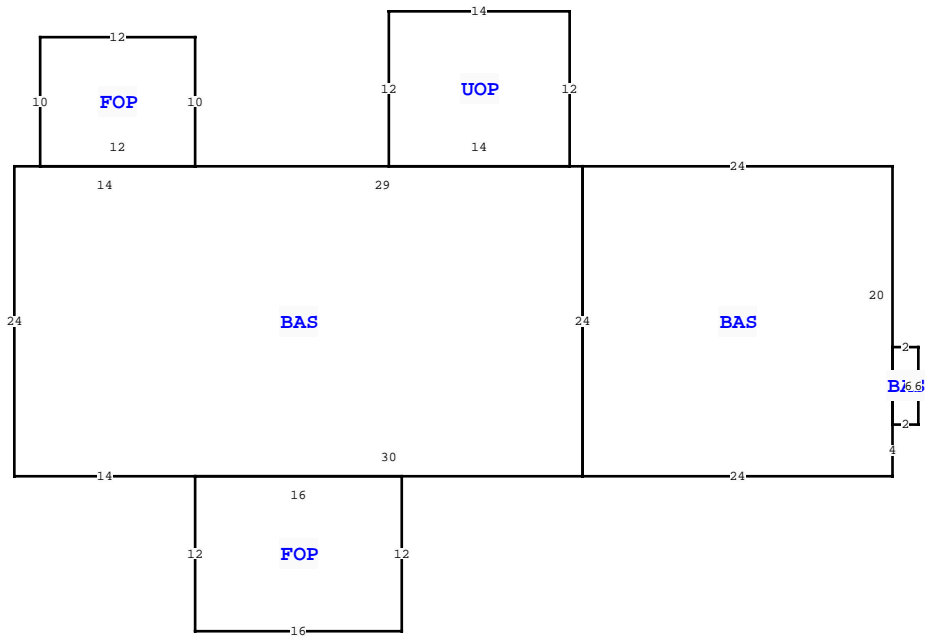




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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	2617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	12	100	
BAS	576	100	
BAS	1,056	100	
FOP	120	35	
FOP	192	35	
UOP	168	25	
TOTALS	2,124		1,795

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	-	2012						
Heated Area: 1644						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		106,633	
TOTAL MARKET OB/XF VALUE		13,380	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		142,013	
SOH/AGL Deduction		68,401	
ASSESSED VALUE		73,612	
TOTAL EXEMPTION VALUE	HX HB	48,612	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		142,013	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,013	

SALE:1:1: LOT 4 BLOCK A OLUSTEE CREEK ESTATES UNIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15248	M H	125	03/19/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1219/2223	8/12/2011	WD	Q	I	01	78,700
GRANTOR: DANIEL W POHRANCHY (S)						
GRANTEE: ELIZABETH MILLER						
1078/0234	3/05/2006	WD	Q	I		87,000
GRANTOR: CHARLES & KRISTE FINA						
GRANTEE: ANN M & DANIEL W PO						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W1 UOP= N12 W14 S12 E14\$ W29 FOP= N10 W12 S10 E12\$ W14 S24 E14 FOP= S12 E16 N12 W16\$ E30 BAS= E24 N4 BAS= E2 N6 W2 S6\$ N20 W24 S24\$ N24\$.	

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	0166	CONC, PAVMT	0	100	0	0	0		320.00	UT	1.50		1.50	100	1999	3	100	480		
2	0169	FENCE/WOOD	0	100	0	0	0		1.00	UT	0.00		0.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	0		1.00	UT	7,000.00		7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	0		1.00	UT	1,200.00		1,200.00	100	2017	2017	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	0		1.00	UT	0.00		0.00	100	0	0	3	100	3,500	

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	100		A-1	131.00	220.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							