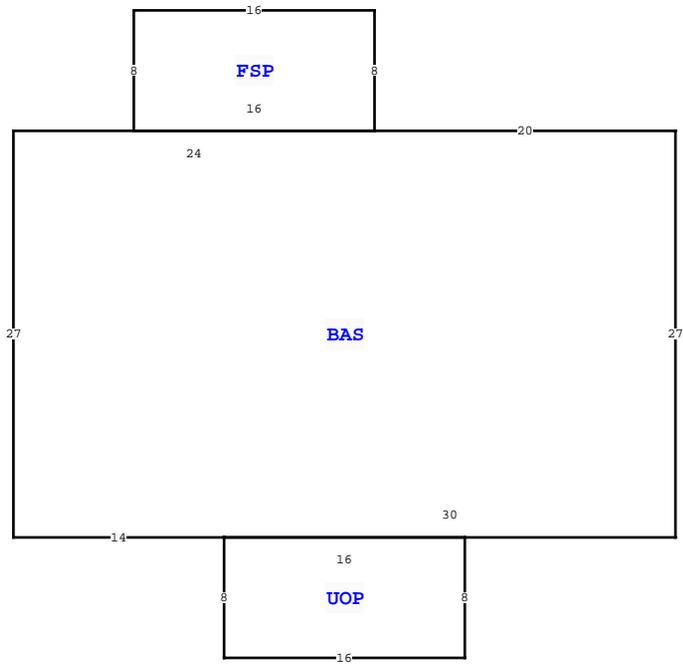




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectual	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	3516.0400 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	96,375
FSP	128	40		51	4,137
UOP	128	25		32	2,596
TOTALS	1,444			1,271	103,108

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%	- 2026			Heated Area: 1188				HX Base Yr 2026		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			103,108
TOTAL MARKET OB/XF VALUE			9,183
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			134,291
SOH/AGL Deduction			0
ASSESSED VALUE			134,291
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			82,880
TOTAL JUST VALUE			134,291
NCON VALUE			1,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,079

SALE:3:1: TO SATISFY AGREEMENT FOR DEED.
 SALE:2:1: IN LIEU OF FORECLOSURE
 SALE:1:1: LENVIL HOLDS MTGY
 XFOB:1:1: CHAL MH ID#5432A & B ON DEED 783-871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045264	Roof Replacement	7,700	08/23/2022
000042270	Remodel	7,500	07/06/2021
27816	M H	375	05/15/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/1368	10/31/2025	WD	Q	I	01	172,100
GRANTOR: KITCHENS KATHRYN						
GRANTEE: CANNON JENNIFER LEI						
1549/1108	9/15/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DURGI)						
GRANTEE: KITCHENS KATHRYN						

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	0294	SHED WOOD/	0	100	10	13	130.00	UT	7.50	7.50	70	1993	1993	3	70	683	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
TOTAL OB/XF 9,183																	

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/08/2025 MLU													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W20 W24 S27 E14 E30 N27 \$													
FSP=[ORIG=-20,0] N8 W16 S8 E16 \$													
UOP=[ORIG=-30,27] S8 E16 N8 W16 \$													

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		00	190.00	190.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							