E1/2 OF LOT 3 PECAN ACRES S/D.

ORB 552-214, 613-502, 713-581,

HUDSON BEVERLEY J BAILEY
1137 MIDNIGHT WAY
OCEANSIDE, CA 92057

2027

03-5S-16-03458-006

BUILDING CHARACTERISTICS

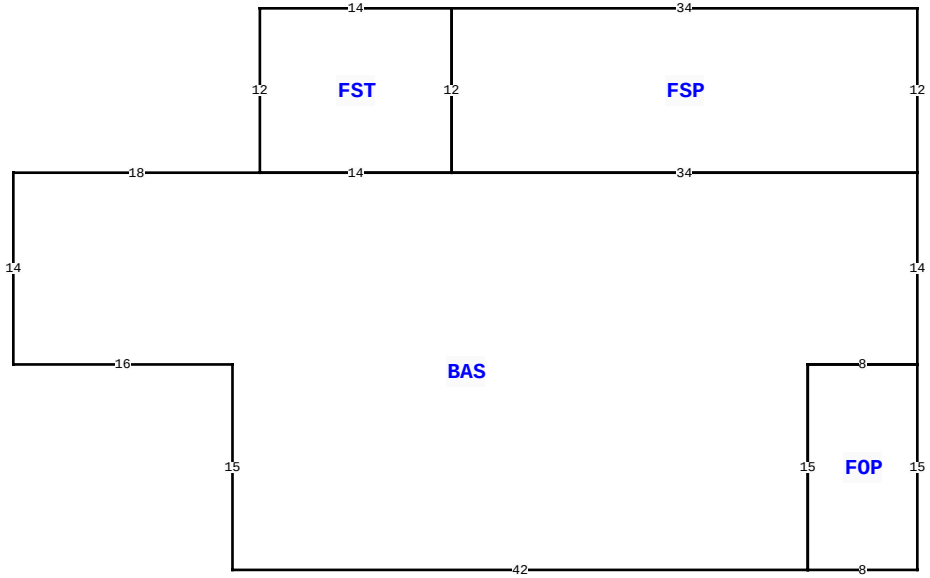
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	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 01
NEIGHBORHOOD/LOC	3516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100		1,554	40,242
FOP	120	35		42	1,088
FSP	408	40		163	4,221
FST	168	55		92	2,382
TOTALS	2,250			1,851	47,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,851	107.9000	64.74	119,834	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1554 HX Base Yr



225 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,934
TOTAL MARKET OB/XF VALUE	12,047
TOTAL LAND VALUE - MARKET	28,140
TOTAL MARKET VALUE	88,121
SOH/AGL Deduction	6,941
ASSESSED VALUE	81,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,180
TOTAL JUST VALUE	88,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,121

XFOB:2:1: PEACHTREE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/0841	6/05/2007	WD	Q	I		72,000
GRANTOR: INA SCHEIBNER						
GRANTEE: BEVERLY J BAILEY HU						
1122/0837	5/11/2007	QC	Q	I	01	100
GRANTOR: RUDOLPH SCHEIBNER						
GRANTEE: INA SCHEIBNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S14 E16 S15 E42 FOP= E8 N15 W8 S15$ N15 E8 N14 FSP= N12 W34 S12 E34$ W34FST= N12 W14 S12 E14$ W14$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	550	
2	0040	BARN,POLE	0	0	50	21	1,050.00	UT	2.50	2.50	100	0	0	3	100	2,625	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	26	24	624.00	UT	3.00	3.00	100	0	0	3	100	1,872	

LAND DESCRIPTION

TOTAL OB/XF 12,047

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF/MH	0.00	0.00	2.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,140							

REVIEW DATE 02/05/2026 BY KS Total Acres: 2.01 Total Land Value: 28,140 Market: 0 Agricultural: 0 Common: 28,140 PRINTED 11/16/2026 BY SYS