

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	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	2025
TOTALS	924		924

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2020	02	924	92.1500	74.64	68,967	1992	1992	0	0	45.00	55.00														
1 MANUF 1 0% - 2025 Heated Area: 924 HX Base Yr																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/19/2022</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/19/2022	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		37,932	
TOTAL MARKET OB/XF VALUE		12,684	
TOTAL LAND VALUE - MARKET		22,950	
TOTAL MARKET VALUE		73,566	
SOH/AGL Deduction		0	
ASSESSED VALUE		73,566	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		73,566	
TOTAL JUST VALUE		73,566	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,033	
BLDG:1:1: MAGNOLIA MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047131	Mobile Home		05/04/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2460	1/22/2026	WD	Q	I	01	50,000
GRANTOR: MURPHY GERALD						
GRANTEE: COLEMAN CRYSTAL						
1484/1378	2/10/2023	WD	Q	I	01	50,000
GRANTOR: NGAI WAN BING						
GRANTEE: MURPHY GERALD						

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	288.00	UT	18.00	18.00	100	2025	2024		100	5,184	

TOTAL OB/XF													
12,684													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=17,15] E66 S14 W66 N14 \$													

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	1.53	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,950							