

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 Floor	13	LAM/VNLPLK	90
Interior Floor	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
Architectural	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	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
UCP	192	20	2026
USP	240	35	2026
UST	336	45	2026
TOTALS	1,920		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2026								
				Heated Area: 1152			HX Base Yr 2026				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				47,740		
TOTAL MARKET OB/XF VALUE				9,004		
TOTAL LAND VALUE - MARKET				25,000		
TOTAL MARKET VALUE				81,744		
SOH/AGL Deduction				11,359		
ASSESSED VALUE				70,385		
TOTAL EXEMPTION VALUE				HX HB 45,385		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				81,744		
NCON VALUE				10,146		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				63,101		
PRMT:1:1: BOWEN - LOT 3						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
16715	M H	125	03/08/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1560	5/08/2025	WD	U	I	11	100
GRANTOR: KELLY TERRY M						
GRANTEE: VAN NESS JOAN						
1542/1924	5/05/2025	WD	Q	I	01	115,000
GRANTOR: VAN NESS JOAN						
GRANTEE: HRUDA GERALDINE D						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W48 S24 E48 N24 \$						
USP=[YR=2026;ORIG=0,0] E10 S24 W10 N24 \$						
UCP=[YR=2026;ORIG=10,0] E8 S24 W8 N24 \$						
UST=[YR=2026;ORIG=18,0] E14 S24 W14 N24 \$						

EXTRA FEATURES															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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	10	27	UT	2.00	2.00	60	2002	2002	3	60	324	
2	0296	SHED METAL	0	100	10	12	UT	0.00	0.00	100	2002	2002	3	100	180	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0261	PRCH, UOP	0	100	0	0	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
															9,004	

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		RMH-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							