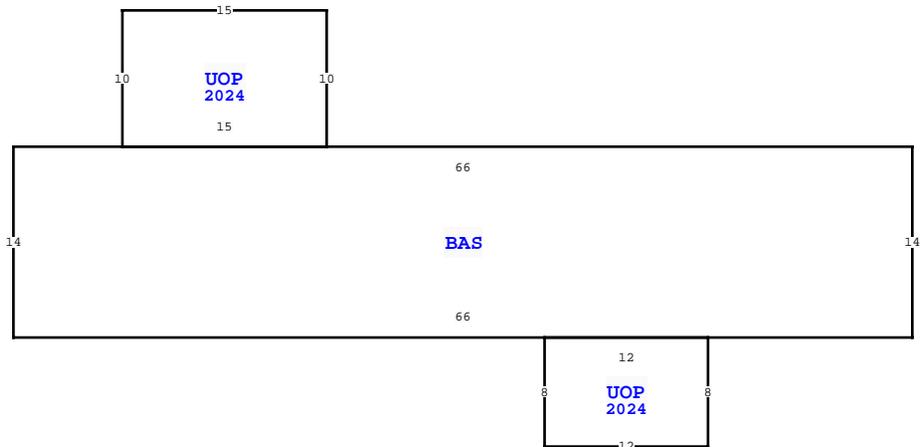




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	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	924	100	
UOP	96	25	2024
UOP	150	25	2024
TOTALS	1,170		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	986	103.9000	97.67	96,303	1996	1996	0	0	45.00	55.00
2 MANUF 1 100% - 2025 Heated Area: 924 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		52,967	
TOTAL MARKET OB/XF VALUE		13,200	
TOTAL LAND VALUE - MARKET		27,500	
TOTAL MARKET VALUE		93,667	
SOH/AGL Deduction		295	
ASSESSED VALUE		93,372	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		41,961	
TOTAL JUST VALUE		93,667	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,917	
SALE:1:1: WELL SEPTIC & POWER POLE INCL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18263	M H	125	05/11/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1607	9/16/2024	QC	U	I	11	100
GRANTOR: ROSBURY DAVID R						
GRANTEE: ROSBURY WILLIAM EDW						
1512/1795	4/17/2024	QC	U	I	11	100
GRANTOR: ROSBURY WILLIAM EDWAR						
GRANTEE: ROSBURY DAVID R						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1998	1998	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,000	
4	0021	BARN, FR AE	0	100	0	0	1.00	UT	2,800.00	100	2024	2023		100	2,800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	100	2024	2023		100	1,200	

TOTAL OB/XF										13,200						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			04/14/2026			MLU										

BUILDING NOTES									
BAS=[ORIG=0,0] W66 S14 E66 N14 \$									
UOP=[YR=2024;ORIG=-58,-10] E15 S10 W15 N10 \$									
UOP=[YR=2024;ORIG=-27,14] E12 S8 W12 N8 \$									

LAND DESCRIPTION										TOTAL OB/XF										13,200						
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	1.10	25,000.00	27,500.00	27,500									