



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame		N/A	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0201 MODULAR HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	4617.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	88,206
TOTALS	1,566			1,566	88,206

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MODULAR	1	100%	- 2019	Heated Area: 1566			HX Base Yr 2019					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>58</p> <p>27</p> <p>BAS</p> <p>27</p> <p>58</p> </div>													
BLD DATE				XF DATE				LGL DATE				05/08/2026	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		88,206	
TOTAL MARKET OB/XF VALUE		14,712	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		120,918	
SOH/AGL Deduction		25,908	
ASSESSED VALUE		95,010	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		43,599	
TOTAL JUST VALUE		120,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		114,136	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22833	M H	375	02/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/1551	8/03/2017	WD	Q	I	01	83,000
GRANTOR: SHARLEAN NICKODEMUS						
GRANTEE: LISA SHAY						
1063/0469	10/17/2005	WD	Q	I		103,000
GRANTOR: JACK & JACKIE TAYLOR						
GRANTEE: SHARLEAN NICKODEMUS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W58 S27 E58 N27\$.	

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	0	0	0	576.00	UT 2.00	100	2005	2005	3	100	1,152	
2	0130	CLFENCE	5	0	100	0	0	1.00	UT 0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	18	20	0	360.00	UT 16.00	100	2013	2013	3	100	5,760	
TOTAL OB/XF 14,712																

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	0201	C	MOD HOME	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							