



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	03
NEIGHBORHOOD/LOC	5316.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	2025
TOTALS	1,404		1,404
			95,038

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2025	Heated Area: 1404					HX Base Yr	2025

BAS
2025

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,038
TOTAL MARKET OB/XF VALUE			18,295
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			178,333
SOH/AGL Deduction			19,157
ASSESSED VALUE			159,176
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			107,765
TOTAL JUST VALUE			178,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29733	M H	678	10/14/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2790	12/18/2024	QC	U	I	11	100

GRANTOR: NAJEM RICHARD ETAL
GRANTEE: NAJEM RICHARD

1173/1086 5/15/2009 WD Q V 01 51,000
GRANTOR: WESTRIDGE INC
GRANTEE: RIDHARD NAJEM ETAL

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2013
2	0030	BARN, MT	0	100	18	20	360.00	UT	11.00	100	2018
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2018
4	0060	CARPORT F	0	100	30	27	810.00	UT	3.50	100	2018
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2018
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2018
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,400.00	100	2025

TOTAL OB/XF												18,295			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/11/2026	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=13,10] E52 S27 W52 N27 \$											

LAND DESCRIPTION												TOTAL OB/XF												18,295			
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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000										