

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	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
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5416.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	120	100	
BAS	136	100	
BAS	240	100	
BAS	812	100	
FOP	120	35	
UOP	96	25	
TOTALS	1,524		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2025								
Heated Area: 1308 HX Base Yr											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/21/2023	MLU							
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			27,574
TOTAL MARKET OB/XF VALUE			3,100
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			49,174
SOH/AGL Deduction			0
ASSESSED VALUE			49,174
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			49,174
TOTAL JUST VALUE			49,174
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			49,174
SALE:3:1: UNREC TO BERNES & UREC BACK TO WESTRIDGE			
SALE:2:1: SALE TOO LOW NOT IN LINE			
XFOP:1:1: GUERDON MH GDWGA488433016 (INCLUDED IN D			
SALE:1:1: LOT 17 BLOCK A WOODGATE VILLAGE UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1978	11/26/2024	WD	U	I	11	100
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: STARS & STRIPES MOB						
1327/0673	11/28/2016	QC	U	I	11	100
GRANTOR: STEVEN SMITH & ANGELA						
GRANTEE: FREEDOM MOBILE HOME						

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	0130	CLFENCE 5	0	0	0	0		1.00	UT	0.00		3	100	100	
2	9947	Septic	0	0	0	0		1.00	UT	3,000.00		3	100	3,000	
TOTALS															

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		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							