

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LAM/VNLPK 100	
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	02
NEIGHBORHOOD/LOC	5717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		960

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	1	100%	- 2023																				
Heated Area: 960					HX Base Yr 2023																			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3												
VALUATION SUMMARY																	
VALUATION BY				STANDARD													
Tax Group: 3				Tax Dist:													
BUILDING MARKET VALUE				80,668													
TOTAL MARKET OB/XF VALUE				0													
TOTAL LAND VALUE - MARKET				32,000													
TOTAL MARKET VALUE				112,668													
SOH/AGL Deduction				15,791													
ASSESSED VALUE				96,877													
TOTAL EXEMPTION VALUE				HX HB 51,411													
BASE TAXABLE VALUE				45,466													
TOTAL JUST VALUE				112,668													
NCON VALUE				0													
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE				111,459													
LAND:1:1: 2 AC'S TOTAL:1 AC AE/Y: 1 AC AE/N FOR H																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>000044570</td> <td>Roof Replacement</td> <td>6,000</td> <td>05/31/2022</td> </tr> <tr> <td>10325</td> <td>M H</td> <td>125</td> <td>10/16/1995</td> </tr> </tbody> </table>						PERMIT NUM	DESCRIPTION	AMT	ISSUED	000044570	Roof Replacement	6,000	05/31/2022	10325	M H	125	10/16/1995
PERMIT NUM	DESCRIPTION	AMT	ISSUED														
000044570	Roof Replacement	6,000	05/31/2022														
10325	M H	125	10/16/1995														
SALES DATA																	
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE											
1476/2682	9/28/2022	WD U	I	41		150,000											
GRANTOR: ROI INVENSTMENT ADVIS																	
GRANTEE: MAHN CAMERON																	
1465/635	4/25/2022	WD U	I	37		30,000											
GRANTOR: GAINNEY JERIENE J																	
GRANTEE: ROI INVENSTMENT ADV																	

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

TOTAL OB/XF													0			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT				
1	0000	C	VAC RES	100		A-1	420.00	210.00	1.00	AC		1.00				
2	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00				

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W40 S24 E40 N24\$.												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	100		A-1	420.00	210.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							