

BUILDING CHARACTERISTICS	
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
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	5000 IMPROVED AG
MAP NUM	
NEIGHBORHOOD/LOC	6316.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,904
USP	216
TOTALS	2,120

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	1,980	92.2590	58.12	115,078	1993	1993	0	0	60.00	40.00													
1 MOBILE HME 0% - 0 Heated Area: 1904 HX Base Yr																								
<table border="1"> <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>04/22/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/22/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		46,031	
TOTAL MARKET OB/XF VALUE		8,004	
TOTAL LAND VALUE - MARKET		77,775	
TOTAL MARKET VALUE		70,770	
SOH/AGL Deduction		18,998	
ASSESSED VALUE		51,772	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		51,772	
TOTAL JUST VALUE		131,810	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		128,147	
BLDG:1:1: PALM HARBOR MH			
SALE:1:1: FATHER TO SON			
XFOB:1:1: PALM HARBOR MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048095	Electrical Servic	0	09/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/0179	2/26/2010	WD U	U	I	12	45,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: AUGUSTINE J & JERRI						
1185/0115	12/01/2009	CT U	U	I	18	100
GRANTOR: CLERK OF COURT (WESLE						
GRANTEE: GREEN TREE SERVICIN						

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	0294	SHED WOOD/	0	0	18	16	288.00	UT	3.50	3.50	50	1993	1993	3	50	504	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W68 S28 E36 USP= S12 E18 N12 W18\$ E32 N28\$.												

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		A-1	0.00	0.00	1.97	AC		1.00	1.00	0.75	10,000.00	7,500.00	14,775								
2	6200	A	PASTURE 3	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960								
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000								