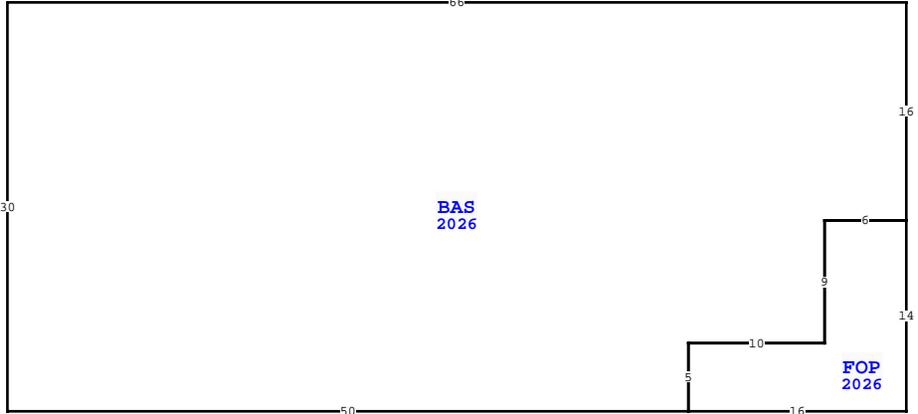


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	02

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2023	02	1,893	113.0000	118.65	224,604	2025	2025	0	0	2.00	98.00		
1 MANUF 3 0% - 2026 Heated Area: 1846 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	2026	1,846	214,647
FOP	134	35	2026	47	5,465
TOTALS	1,980			1,893	220,112

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025	3	100	4,000	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	960.00	960.00	100	2026	2025		100	960	
3	0020	BARN, FR	0	0	0	0	2,760.00	UT	10.00	10.00	100	2026	2025		100	27,600	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION		TOTAL OB/XF 35,560																						
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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				220,112	
TOTAL MARKET OB/XF VALUE				35,560	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				320,672	
SOH/AGL Deduction				11,167	
ASSESSED VALUE				309,505	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				309,505	
TOTAL JUST VALUE				320,672	
NCON VALUE				251,672	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				59,000	
PRCL:0:1: 03/18/2020 AERIAL UPDATE					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000053452	Mobile Home		06/25/2025		
000053222	Right-of-Way Acce		05/22/2025		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/2171	2/14/2020	WD	Q	V	01	38,500
GRANTOR: CHARLES E FLEMING						
GRANTEE: DENNIS R & KIMBERLE						
1038/0856	2/18/2005	WD	Q	V		180,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHARLES E & CATHY A						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BAS=[YR=2026;ORIG=54,4] W66 S30 E50 N5 E10 N9 E6 N16 \$	
FOP=[YR=2026;ORIG=54,20] W6 S9 W10 S5 E16 N14 \$	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=54,4] W66 S30 E50 N5 E10 N9 E6 N16 \$	
FOP=[YR=2026;ORIG=54,20] W6 S9 W10 S5 E16 N14 \$	