



BUILDING CHARACTERISTICS		CONSTRUCTION			
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		2	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	06		
NEIGHBORHOOD/LOC	8416.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	38,240
UOP	160	25		40	1,138
USP	120	35		42	1,195
UST	96	45		43	1,224
TOTALS	1,720			1,469	41,796

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: 1344 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			41,796
TOTAL MARKET OB/XF VALUE			4,600
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			68,896
SOH/AGL Deduction			0
ASSESSED VALUE			68,896
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			68,896
TOTAL JUST VALUE			68,896
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,904
BLDG:2:1: BROA MH			
LAND:1:1: 0.50 AC.			
SALE:1:1: LOT 26 WOODGATE VILAGE UNIT III			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/466	10/28/2024	WD	U	I	37	47,500
GRANTOR: FORBES ELIZABETH						
GRANTEE: WILSON FRANK TYLER						
1522/1262	7/22/2024	LE	U	I	14	100
GRANTOR: FAXON MARLENE (ENH LE)						
GRANTEE: FORBES ELIZABETH (R)						

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	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	0	12	240.00	UT	5.00	5.00	50	2006	2006	3	50	600	

TOTAL OB/XF											
4,600											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W4 UST= N8 W12 S8 E12\$ W12 USP= N8 W15 S8 E15 \$ W40 S24 E22 UOP= S10 E16 N10 W16\$ E34 N24\$.											

LAND DESCRIPTION																								
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							