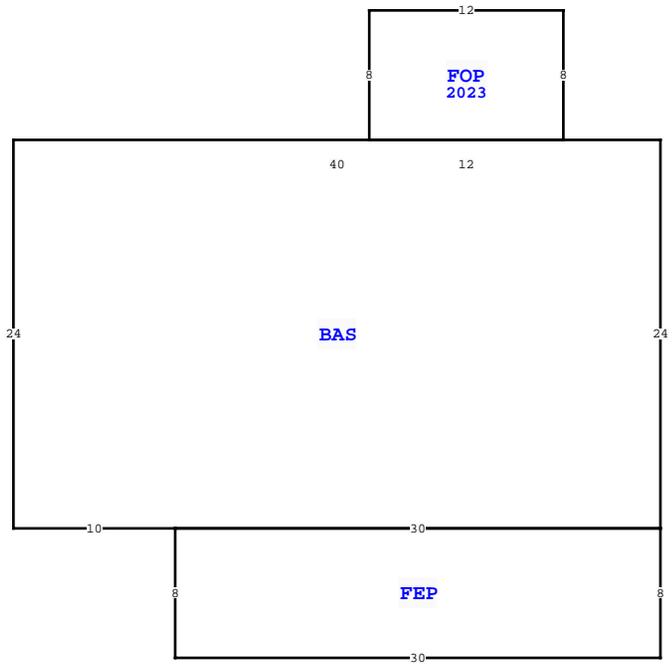


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	05	AVERAGE 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural Units	01	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8416.0300 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
FEP	240	85	
FOP	96	35	2023
TOTALS	1,296		
		1,198	73,309

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2023	Heated Area: 960		HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	73,309		
TOTAL MARKET OB/XF VALUE	13,000		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	141,309		
SOH/AGL Deduction	0		
ASSESSED VALUE	141,309		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	141,309		
TOTAL JUST VALUE	141,309		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	134,787		
XFOB:4:1: ARMOR ID#15299A & B			
XFOB:1:1: FERNWOOD M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054490	Mobile Home		11/15/2025
000054389	Right-of-Way Acce		11/03/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/318	7/12/2022	WD	Q	I	01	140,000
GRANTOR: CARRIER JAMES H						
GRANTEE: FORSYTHE JANNON MAR						
1163/0664	12/03/2008	QC	Q	I	01	60,000
GRANTOR: TIM J & TERESA CARRIE						
GRANTEE: JAMES & BILLE CARRI						

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

TOTAL OB/XF														13,000			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/22/2026			MLU											

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W40 S24 E10 E30 N24 \$													
FEP=[ORIG=-30,24] S8 E30 N8 W30 \$													
FOP=[YR=2023;ORIG=-18,0] N8 E12 S8 W12 \$													

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000										