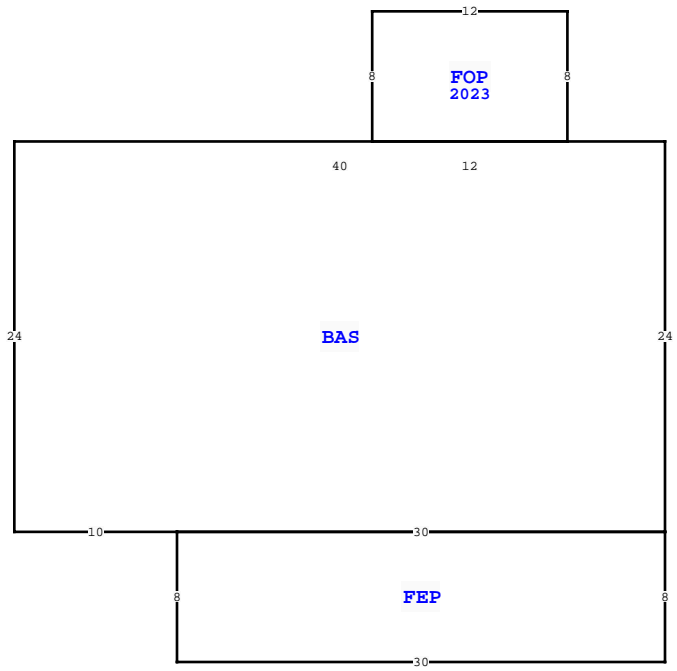




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 70			
Exterior Wall	05	AVERAGE 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectural Units	01	CONV 100	0 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	57,526
FEP	240	85		204	12,224
FOP	96	35	2023	34	2,037
TOTALS	1,296			1,198	71,787

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
20201	02	1,198	115.9000	108.95	130,522	1972	1990	0	0	45.00	55.00				
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		71,787	
TOTAL MARKET OB/XF VALUE		13,000	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		139,787	
SOH/AGL Deduction		0	
ASSESSED VALUE		139,787	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		139,787	
TOTAL JUST VALUE		139,787	
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	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	9945	Well/Sept	0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0 0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

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							