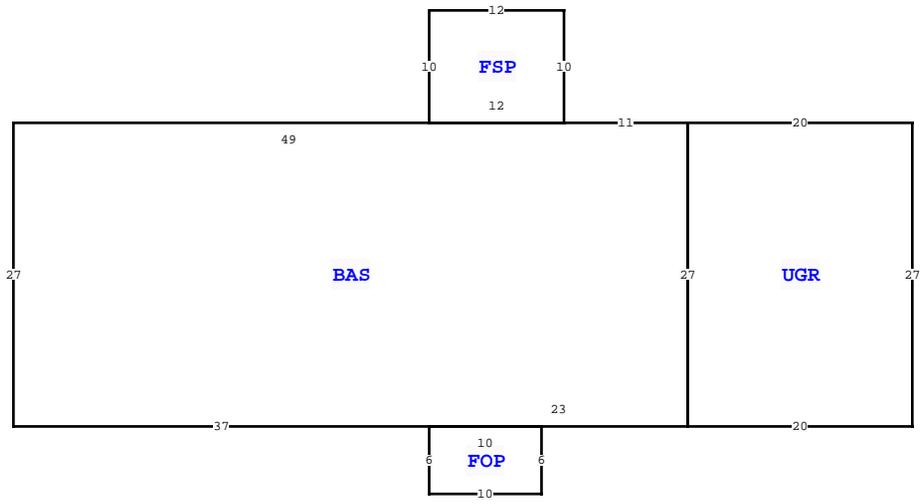


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,932	115.9000	111.26	214,954	2004	2004	0	0	45.00	55.00
1 MANUF 1 100% - 2014 Heated Area: 1620 HX Base Yr 2014											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	99,133
FOP	60	35		21	1,285
FSP	120	40		48	2,937
UGR	540	45		243	14,870
<b>TOTALS</b>	<b>2,340</b>			<b>1,932</b>	<b>118,225</b>

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	118,225		
TOTAL MARKET OB/XF VALUE	15,448		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	156,173		
SOH/AGL Deduction	70,948		
ASSESSED VALUE	85,225		
TOTAL EXEMPTION VALUE	HX HB SX 85,225		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	156,173		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	149,718		
LAND:1:1: 0.50 AC			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2	6/01/2023	LE U		I	14	100
GRANTOR: BRIDGES THOMAS A (ENH)						
GRANTEE: BRIDGES SANDRA (RMD)						
1256/2415	6/21/2013	WD Q		I	01	70,000
GRANTOR: DEBORAH A WINGATE & E						
GRANTEE: THOMAS A BRIDGES						

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	0166	CONC, PAVMT	0	100	10	82	UT	2.00	2.00	70	2004	2004	3	70	1,148	
2	0296	SHED METAL	0	100	10	20	UT	5.00	5.00	100	2004	2004	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	700	
6	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	800	
8	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,200	
9	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,200	

TOTAL OB/XF												15,448												
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	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/31/2024 BY JB																								
Total Acres: 0.50					Total Land Value: 22,500					Market: 0					Agricultural: 0					Common: 22,500				