



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD	CD	CONSTRUCTION		
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		4	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	06		
NEIGHBORHOOD/LOC	9417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2026	1,560	167,572
TOTALS	1,560			1,560	167,572

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF 2	100% - 2026										
				Heated Area: 1560				HX Base Yr	2026			
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/10/2025 MLU												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			167,572
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			14,925
TOTAL MARKET VALUE			185,497
SOH/AGL Deduction			0
ASSESSED VALUE			185,497
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			134,086
TOTAL JUST VALUE			185,497
NCON VALUE			170,572
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			14,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53005	Mobile Home		05/03/2025
000053005	Mobile Home		05/03/2025
000052981	Right-of-Way Acce		04/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1461	11/01/2024	WD	U	V	11	100
GRANTOR: MCCLAIN JOHN RANDALL						
GRANTEE: MCCLAIN JOHN R IV						
1368/0081	7/31/2018	LE	U	V	14	100
GRANTOR: JOHN RANDALL MCCLAIN						
GRANTEE: JOHN RANDALL MCCLAI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=9,13] E52 S30 W52 N30 \$	

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	9947	Septic	0	100	0	0			3,000.00	100	2026	2025		100	3,000	

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	DPHT 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/MH	0.00	0.00	2.00	AC		1.00	1.00	0.80	9,000.00	7,200.00	14,400							
2	9630	C	SWAMP	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	175.00	175.00	525							