

ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	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
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	9417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		39,054

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2000		97,634	1998	1998		0	60.00	40.00
				Heated Area: 1404			HX Base Yr 2000				

BAS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			39,054
TOTAL MARKET OB/XF VALUE			7,330
TOTAL LAND VALUE - MARKET			15,478
TOTAL MARKET VALUE			61,862
SOH/AGL Deduction			14,476
ASSESSED VALUE			47,386
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			22,386
TOTAL JUST VALUE			61,862
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			61,862
LAND: 2:1: LOW AND WET			
XFOB: 1:1: OLD HOUSE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13626	PUMP/UTPOL	30	02/11/1998
11168	PUMP/UTPOL	30	05/20/1996
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
0895/2647	1/27/2000	WD Q	I 03 0
GRANTOR: ROBERT MCMANUS			
GRANTEE: ROBERT & DIANE MCMA			

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC, PAVMT	0	100	20	44	UT	0.00	0.00	100	2012	2012	3	100	50	
3	0060	CARPORT F	0	100	18	20	UT	3.00	3.00	100	2004	2004	3	100	1,080	
4	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0030	BARN, MT	0	0	0	0	UT	0.00	0.00	100	2004	2004	3	100	2,000	

TOTAL OB/XF											
7,330											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/10/2025 MLU								
INC DATE		AG DATE									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W52 S27 E52 N27\$.											

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,000							
2	9630	C	SWAMP	100		A-1	0.00	0.00	4.78	AC		1.00	1.00	1.00	100.00	100.00	478							