

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	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	5000	IMPROVED	AG		
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	800	100	2025	800	22,656
UOP	400	25	2025	100	2,832
TOTALS	1,200			900	25,488

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2025		Heated Area: 800					HX Base Yr	2025



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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				25,488		
TOTAL MARKET OB/XF VALUE				7,000		
TOTAL LAND VALUE - MARKET				68,750		
TOTAL MARKET VALUE				36,683		
SOH/AGL Deduction				12,662		
ASSESSED VALUE				24,021		
TOTAL EXEMPTION VALUE	HX HB			24,021		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				101,238		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				101,238		
SALE: 6:2: THEM						
SALE: 9:1: 10 ACRES MKT=16800						
SALE: 8:1: REPO						
SALE: 7:1: 10.21 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2728	6/12/2024	LE	U	V	14	100
GRANTOR: COODY STEPHEN WAYNE (
GRANTEE: BALDREE VICKY RENEE						
1516/2696	6/12/2024	WD	U	V	11	100
GRANTOR: BALDREE VICKY RENEE						
GRANTEE: COODY TASHAHNDA JOY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2025;ORIG=23,15] E40 S20 W40 N20 \$						
UOP=[YR=2025;ORIG=23,35] E40 S10 W40 N10 \$						

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2025	2024	100	7,000	

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	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	40.00	40.00	560							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	445.00	445.00	1,335							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	0.50	7,000.00	3,500.00	66,500							
5	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	2,250.00	2,250.00	2,250							