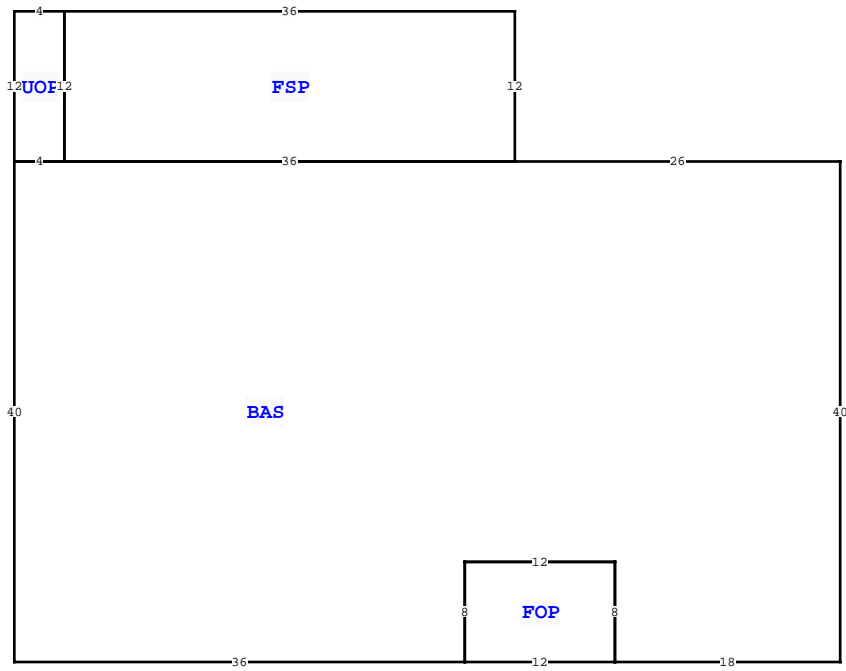


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9516.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,544	100	
FOP	96	30	
FSP	432	40	
UOP	48	20	
TOTALS	3,120		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	- 2009	Heated Area: 2544		HX Base Yr 2009				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		161,974	
TOTAL MARKET OB/XF VALUE		15,256	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		232,230	
SOH/AGL Deduction		100,068	
ASSESSED VALUE		132,162	
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411	
BASE TAXABLE VALUE		70,751	
TOTAL JUST VALUE		232,230	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,293	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050771	Electrical Servic	0	09/09/2024
000049729	Roof Replacement	16,600	05/06/2024
26929	SFR	425	04/16/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/2580	4/08/2026	LE	U	I	14	100

GRANTOR: HILTON NITA A
GRANTEE: HILTON NITA A (ENH
1003/1308 12/29/2003 WD Q V 23,000
GRANTOR: RUSSELL BENJAMIN & BE
GRANTEE: WILLIAM L & NITA HI

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	0060	CARPORT F	0	100	18	40	UT	2.50	2.50	100	2008	2008	3	100	1,800	
2	0060	CARPORT F	0	100	20	20	UT	2.50	2.50	100	2008	2008	3	100	1,000	
3	0296	SHED METAL	0	100	12	24	UT	12.00	12.00	100	2008	2008	3	100	3,456	
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	2,200	
6	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF										15,256														
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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

LAND DESCRIPTION		TOTAL OB/XF 15,256																						
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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							