

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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	02
NEIGHBORHOOD/LOC	9617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	972	100	
TOTALS	972		94,803

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%	- 2024	Heated Area: 972			HX Base Yr 2024																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				94,803		
TOTAL MARKET OB/XF VALUE				10,000		
TOTAL LAND VALUE - MARKET				42,842		
TOTAL MARKET VALUE				147,645		
SOH/AGL Deduction				3,048		
ASSESSED VALUE				144,597		
TOTAL EXEMPTION VALUE				HX HB SX 101,411		
BASE TAXABLE VALUE				43,186		
TOTAL JUST VALUE				147,645		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				141,848		
SALE: 2:1: WD REPLACING AGREEMENT						
SALE: 1:1: WD BY POA						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000041817	Mobile Home		05/26/2021			
41468	RV--RECREATIONAL		03/05/2021			
39315	TR/TRAILER	0	02/19/2020			
38584	PUMP/UTPOL	50	09/10/2019			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1642	11/28/2018	WD	Q	V	01	20,000
GRANTOR: BARBARA JANDT						
GRANTEE: VASILY GUSEV						
0825/0270	7/29/1996	WD	U	V	11	15,000
GRANTOR: ROBERT K ROSS BY SAND						
GRANTEE: BARBARA JANDT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=24,16] E36 S27 W36 N27 \$						

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			3	100	7,000
2	9947	Septic	0	100	0	0		1.00	UT 3,000.00	3,000.00	100			3	100	3,000

LAND DESCRIPTION													TOTAL OB/XF				10,000							
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			0.00	0.00	5.07	AC		1.00	1.00	0.65	13,000.00	8,450.00	42,842							

REVIEW DATE 07/01/2021 BY JB																								
Total Acres: 5.07					Total Land Value: 42,842					Market: 0					Agricultural: 0					Common: 42,842				
PRINTED 05/29/2026 BY SYS																								