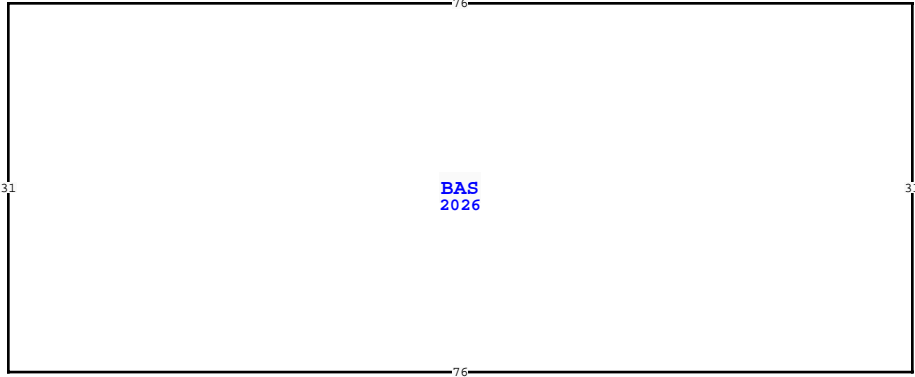




ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	0%	- 2026								
					Heated Area: 2356			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			260,903
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			286,403
SOH/AGL Deduction			0
ASSESSED VALUE			286,403
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			286,403
TOTAL JUST VALUE			286,403
NCON VALUE			267,903
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			18,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052222	Mobile Home		03/03/2025
000052054	Right-of-Way Acce		01/14/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/227	12/22/2024	WD	Q	V	01	30,000
GRANTOR: JOHNSON DUSTIN ROBERT						
GRANTEE: DUFFY ARAYA						
1489/1630	4/28/2023	WD	Q	V	01	17,500
GRANTOR: RUSS GARY						
GRANTEE: JOHNSON DUSTIN ROBE						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2026	2,356	260,903
TOTALS	2,356			2,356	260,903

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0	0	0	1.00	UT 7,000.00	7,000.00	100	2026	2025	100	7,000

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=17,13] E76 S31 W76 N31 \$	

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	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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							