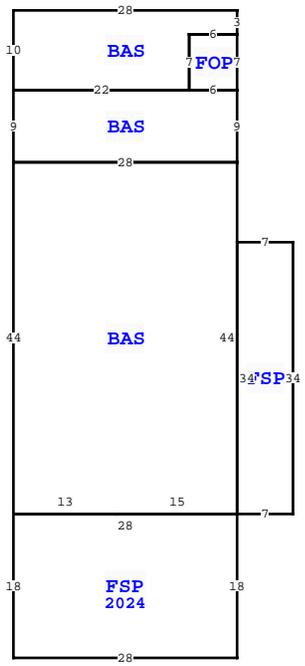


BUILDING CHARACTERISTICS		CD		CONSTRUCTION	
Exterior Wall	26	ALM SIDING	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	10616.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	238	100		238	12,955
BAS	252	100		252	13,717
BAS	1,232	100		1,232	67,060
FOP	42	30		13	707
FSP	238	40		95	5,171
FSP	504	40	2024	202	10,995
TOTALS	2,506			2,032	110,606

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0101	01	2,032	108.0000	90.72	184,343	1985	1985	0	0	40.00	60.00
1 SFR/MH CON			100% - 2014	Heated Area: 1722			HX Base Yr 2014				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		110,606				
TOTAL MARKET OB/XF VALUE		24,905				
TOTAL LAND VALUE - MARKET		100,000				
TOTAL MARKET VALUE		235,511				
SOH/AGL Deduction		100,050				
ASSESSED VALUE		135,461				
TOTAL EXEMPTION VALUE		51,411		HX HB		
BASE TAXABLE VALUE		84,050				
TOTAL JUST VALUE		235,511				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		232,877				
BLDG:2:1: NOBILITY /KINGSWOOD (RP'D-WALTER BROWN						
XFOB:4:1: 1994 NOBILITY/KINGSWOOD MH						
XFOB:3:1: CONCORD MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000045854	Screen Enclosure	22,240	11/04/2022			
000044562	Roof Replacement	13,903	05/31/2022			
7909	M H	100	12/17/1993			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1029/1212	10/29/2004	WD	Q	I		150,000
GRANTOR: WALTER H & RITA J BRO						
GRANTEE: JAMES R & LINDA FLE						
0529/0642	1/01/1984	AG	Q	V	01	15,200
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W28 S44 E13 E15 N44 \$						
BAS=[ORIG=0,0] N9 W6 W22 S9 E28 \$						
FSP=[ORIG=0,44] E7 N34 W7 S34 \$						
BAS=[ORIG=-6,-9] N7 E6 N3 W28 S10 E22 \$						
FOP=[ORIG=0,-9] N7 W6 S7 E6 \$						
FSP=[YR=2024;ORIG=-28,44] E28 S18 W28 N18 \$						

EXTRA FEATURES										BLD DATE		LGL DATE		05/10/2024		MLU	
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	0070	CARPOT UF	0	100	10	17	170.00	UT	10.00	10.00	100	1993	1993	3	100	1,700	
2	0296	SHED METAL	0	100	8	16	128.00	UT	5.00	5.00	100	1993	1993	3	100	640	
3	0070	CARPOT UF	0	100	10	22	220.00	UT	10.00	10.00	100	1993	1993	3	100	2,200	
4	0296	SHED METAL	0	100	29	17	493.00	UT	5.00	5.00	100	1993	1993	3	100	2,465	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPOT UF	0	100	14	33	462.00	UT	10.00	10.00	100	1993	1993	3	100	4,620	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0296	SHED METAL	0	100	16	16	256.00	UT	5.00	5.00	100	1993	1993	3	100	1,280	
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
10	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION										TOTAL OB/XF										24,905				
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	0100	C	SFR	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
3	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							