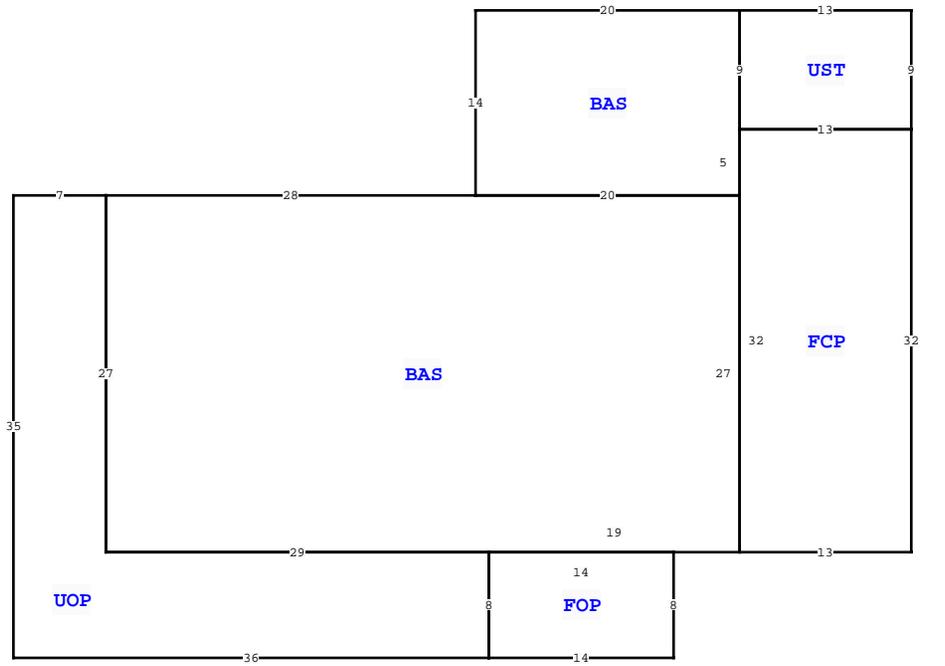


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	280	100	
BAS	1,296	100	
FCP	416	25	
FOP	112	35	
UOP	477	25	
UST	117	45	
TOTALS	2,698		1,891

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MANUF	1	0%	- 2026								

Heated Area: 1576 HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			56,992
TOTAL MARKET OB/XF VALUE			9,267
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			121,259
SOH/AGL Deduction			0
ASSESSED VALUE			121,259
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			121,259
TOTAL JUST VALUE			121,259
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,625
XFOB:1:1: NOVA M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10960	M H	125	04/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/926	2/06/2025	TR	U	I	38	400,000
GRANTOR: MORGAN JERRY R						
GRANTEE: PEREIRA JUAN R						
1420/0891	8/14/2020	LE	U	I	14	100
GRANTOR: JERRY MORGAN (LIFE ES						
GRANTEE: JERRY R MORGAN REVO						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0296	SHED METAL	0	0	10	200.00	UT	5.00	5.00	50	1996	1996	3	50	500	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	0	18	18	UT	2.50	2.50	70	1996	1996	3	70	567	

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF																							
												9,267											
REVIEW DATE 04/30/2026 BY ks Total Acres: 4.85 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/08/2026 BY SYS																							