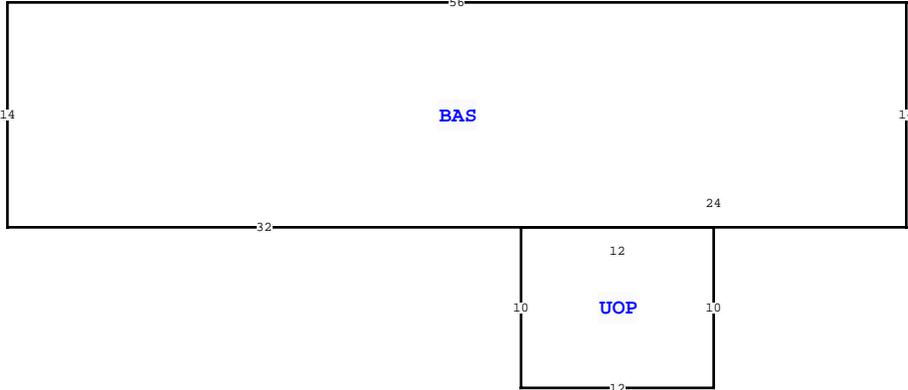


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
05	05				
0200	MOBILE HOME				
			02		
		10717.060	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	46,574
UOP	120	25		30	1,782
TOTALS	904			814	48,356

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	814	114.9000	108.01	87,920	1998	1998		0	0	45.00	55.00
2 MANUF 1 0% - 0			Heated Area: 784				HX Base Yr					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				48,356		
TOTAL MARKET OB/XF VALUE				7,600		
TOTAL LAND VALUE - MARKET				15,000		
TOTAL MARKET VALUE				70,956		
SOH/AGL Deduction				12,031		
ASSESSED VALUE				58,925		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				58,925		
TOTAL JUST VALUE				70,956		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				70,956		
LAND:1:1: .51 ACRES						
SALE:1:1: LOT 5 ADAMS ROAD S/D						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
11615	M H	125	09/04/1996			
9414	M H	125	03/06/1995			
9414	M H	125	03/06/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2494	7/09/2024	WD	U	I	11	100
GRANTOR: MCKIBBEN JEANETTE I						
GRANTEE: MCKIBBEN JAMES E						
1190/2328	3/12/2010	WD	Q	I	01	36,000
GRANTOR: GARY F & CYNTHIA J BL						
GRANTEE: JEANETTE, JOHN & JA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W56 S14 E32 UOP= S10 E12 N10 W12\$ E24 N14\$.						

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000								