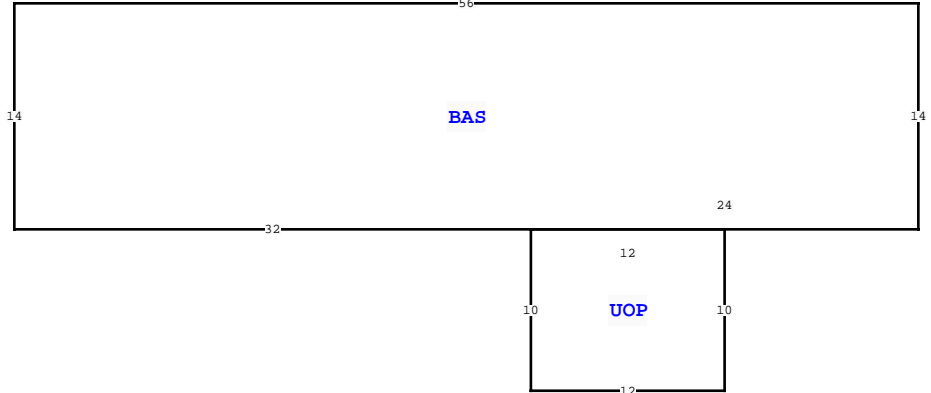


MARKET ADJUSTMENTS

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 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		2 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual Units	01	CONV 100 0 100			
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	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

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											



VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,356
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	77,956
SOH/AGL Deduction	19,031
ASSESSED VALUE	58,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,925
TOTAL JUST VALUE	77,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,956

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

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/2279	6/03/2026	QC	U	I	11	100

GRANTOR	GRANTEE	DATE	WD	U	I	11	SALE PRICE
GRANTOR: MCKIBBEN JOHN ROBERT	GRANTEE: MCKIBBEN JAMES						
1518/2494	7/09/2024	WD	U	I	11	100	
GRANTOR: MCKIBBEN JEANETTE I	GRANTEE: MCKIBBEN JAMES E						

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	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/08/2026	MLU

BUILDING DIMENSIONS
BAS= W56 S14 E32 UOP= S10 E12 N10 W12\$ E24 N14\$.

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	22,000.00	22,000.00	22,000							