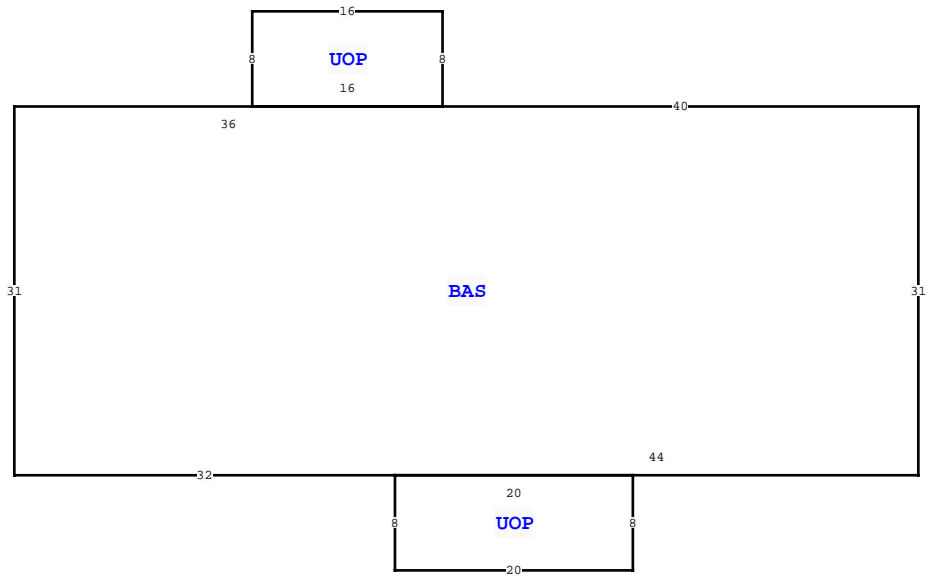


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	11315.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	141,177
UOP	128	25		32	1,917
UOP	160	25		40	2,397
TOTALS	2,644			2,428	145,492

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2021								
Heated Area: 2356						HX Base Yr 2021						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	145,492			
TOTAL MARKET OB/XF VALUE	18,600			
TOTAL LAND VALUE - MARKET	72,930			
TOTAL MARKET VALUE	237,022			
SOH/AGL Deduction	87,993			
ASSESSED VALUE	149,029			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	97,618			
TOTAL JUST VALUE	237,022			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	229,729			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20772	M H	125	06/05/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2465	11/10/2020	WD	U	I	11	100
GRANTOR: JOHNNIE FLOYD SMITH						
GRANTEE: KAYLA KIMBERLY SMIT						
1228/1666	1/19/2012	WD	U	I	37	2,000
GRANTOR: SION & JESSICA KOON J						
GRANTEE: JOHNNIE F & ILONA H						

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	100	0	0		1.00	UT 1,200.00	100	2005	2005	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	1,000	
3	0030	BARN, MT	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	6,400	
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	750	
6	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	750	
7	0070	CARPORT UF	0	100	0	0		1.00	UT 1,000.00	100	2023	2022		100	1,000	
8	0296	SHED METAL	0	100	0	0		1.00	UT 500.00	100	2023	2022		100	500	

TOTAL OB/XF													18,600				
794 NW UNION PARK RD, WELLBORN													BLD DATE		LGL DATE	04/22/2026	MLU
													XF DATE		LAND DATE		
													INC DATE		AG DATE		

BUILDING NOTES												
BAS= W40 UOP= N8 W16 S8 E16\$ W36 S31 E32 UOP= S8E20 N8 W20\$ E44 N31\$.												

BUILDING DIMENSIONS												
BAS= W40 UOP= N8 W16 S8 E16\$ W36 S31 E32 UOP= S8E20 N8 W20\$ E44 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	100		A-1	0.00	0.00	4.08	AC		1.00	1.00	0.85	10,000.00	8,500.00	34,680								
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.50	AC		1.00	1.00	0.85	10,000.00	8,500.00	38,250								