



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
Architectual	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	02
NEIGHBORHOOD/LOC	11515.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
TOTALS	1,056		62,186

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2004	Heated Area: 1056		HX Base Yr 2004				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
TOTALS	1,056		1,056	62,186							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			62,186
TOTAL MARKET OB/XF VALUE			14,850
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			127,036
SOH/AGL Deduction			59,505
ASSESSED VALUE			67,531
TOTAL EXEMPTION VALUE	HX HB		42,531
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			127,036
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			117,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21252	M H	125	11/06/2003
14540	M H	125	08/22/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/2783	3/23/2023	QC	U	I	11	100
GRANTOR: CARRAU MARCELO M						
GRANTEE: CARRAU MARCELO M						
0967/2411	11/07/2002	WD	Q	I		27,500
GRANTOR: RALPH VAN HOEK						
GRANTEE: MARCELO M CARRAU						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
8	0040	BARN, POLE	0	100	20	80	1,600.00	UT	3.00	3.00	100
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												14,850												
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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W44 S24 E44 N24\$.	