

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2024
TOTALS	1,140		1,140

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	2	33%	-	2024																			
				Heated Area: 1140				HX Base Yr 2024																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/07/2025	MLU
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				04/07/2025	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			124,247
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			71,230
TOTAL MARKET VALUE			141,489
SOH/AGL Deduction			559
ASSESSED VALUE			140,930
TOTAL EXEMPTION VALUE	HX HB VX		30,000
BASE TAXABLE VALUE			110,930
TOTAL JUST VALUE			202,477
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048298	Mobile Home		10/05/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/2776	7/28/2023	WD U	V	V	30	100

GRANTOR: ALBURY ESTON FRANCIS
GRANTEE: ALBURY ESTON FRANCI

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=16,8] E76 S15 W76 N15 \$												

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	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023	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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.90	AC		1.00	1.00	1.00	280.00	280.00	2,212								
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.90	AC		1.00	1.00	1.00	8,000.00	8,000.00	63,200								
3	9630	C	SWAMP	33					0.75	AC		1.00	1.00	1.00	40.00	40.00	30								
4	0200	C	MBL HM	33					1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000								