

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Exterior Wall	00 N/A 0				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 100				
Interior Floor	00 N/A 0				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	5 100				
Bathrooms	3 100				
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	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	11616.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2024	2,280	219,335
TOTALS	2,280			2,280	219,335

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% - 2025		255,041	2013	2018	0	0	14.00	86.00													
			Heated Area: 2280				HX Base Yr 2025																	
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS 2024</p> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,335
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			292,665
SOH/AGL Deduction			0
ASSESSED VALUE			292,665
TOTAL EXEMPTION VALUE	HX HB 13	292,665	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			292,665
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048418	Roof Replacement	12,200	10/16/2023
000048332	Mobile Home		10/04/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/2697	2/23/2024	WD Q	Q	I	01	305,000
GRANTOR: PEELER LESLIE EARL						
GRANTEE: RANDALL KENNETH						
1493/1996	6/23/2023	WD Q	Q	V	04	153,000
GRANTOR: JONES MICHAEL						
GRANTEE: PEELER LESLIE EARL						

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	2024	2023		100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION																								
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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

BUILDING NOTES												
BAS=[YR=2024;ORIG=13,16] E76 S30 W76 N30 \$												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=13,16] E76 S30 W76 N30 \$												

TOTAL OB/XF													8,200												
REVIEW DATE 04/29/2026 BY ks Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 06/23/2026 BY SYS																									