

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	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11717.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2024
TOTALS	1,512		1,512

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	2	100%	- 2024	Heated Area: 1512			HX Base Yr 2024			
TOTALS	1,512		1,512	166,838							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			166,838
TOTAL MARKET OB/XF VALUE			13,844
TOTAL LAND VALUE - MARKET			111,100
TOTAL MARKET VALUE			291,782
SOH/AGL Deduction			105,678
ASSESSED VALUE			186,104
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			134,693
TOTAL JUST VALUE			291,782
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,771
XF0B:1:1: CYPRESS MANOR MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046773	Mobile Home		03/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2333	1/13/2023	WD	Q	I	03	170,000
GRANTOR: SHEPHERD CHRISTOPHER						
GRANTEE: WIDMANN JERRY						
1328/0176	12/23/2016	WD	Q	I	01	80,000
GRANTOR: DENNIS C RICHARDSON T						
GRANTEE: CHRISTOPHER SHEPHER						

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	0294	SHED WOOD/	0	100	8	16	128.00	UT	8.00	8.00	100	2001	2001	3	100	1,024	
2	0040	BARN, POLE	0	100	12	12	288.00	UT	2.50	2.50	100	2001	2001	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	14	20	280.00	UT	5.00	5.00	100	2001	2001	3	100	1,400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
TOTALS															13,844		

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	0102	C	SFR/MH	100			0.00	0.00	10.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,100							