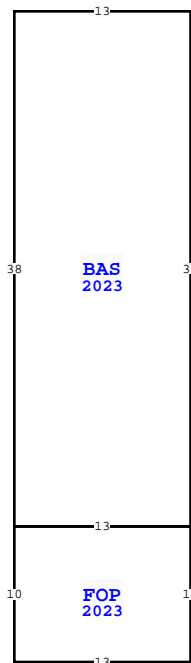




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	1	100	
Bathrooms	1	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	05
NEIGHBORHOOD/LOC	901116.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	494	100	2023
FOP	130	35	2023
TOTALS	624		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0203	02	540	118.0000	118.00	63,720	2022	2022	0	0	5.00	95.00		
1 MANUF 3 100% - 2025 Heated Area: 494 HX Base Yr 2025													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		60,534	
TOTAL MARKET OB/XF VALUE		13,656	
TOTAL LAND VALUE - MARKET		42,665	
TOTAL MARKET VALUE		84,300	
SOH/AGL Deduction		38,999	
ASSESSED VALUE		45,301	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		20,301	
TOTAL JUST VALUE		116,855	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044238	Mobile Home		07/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1923	7/15/2020	WD Q	Q	I	01	97,000
GRANTOR: DREWS C & SHELLIE N L						
GRANTEE: RICHARD LOUIS & TER						
1181/1100	9/25/2009	WD Q	Q	V	01	57,300
GRANTOR: RIVLAND INVESTORS LLC						
GRANTEE: DREWS C & SHELLIE N						

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	0031	BARN, MT AE	0	100	18	38	UT		9.00	100	2013	2013	3	100	6,156	
2	9945	Well/Sept	0	100	0	0	UT		7,000.00	100	2023	2022		100	7,000	
3	0294	SHED WOOD/	0	100	0	0	UT		500.00	100	2023	2022		100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		12/07/2022	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=18,13] E13 S38 W13 N38 \$													
FOP=[YR=2023;ORIG=18,51] E13 S10 W13 N10 \$													

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,300.00	2,300.00	2,300							
2	5500	A	TIMBER 2	0					17.55	AC		1.00	1.00	1.00	445.00	445.00	7,810							
3	9910	M	MKT.VAL.AG	0					17.55	AC		1.00	1.00	1.00	2,300.00	2,300.00	40,365							