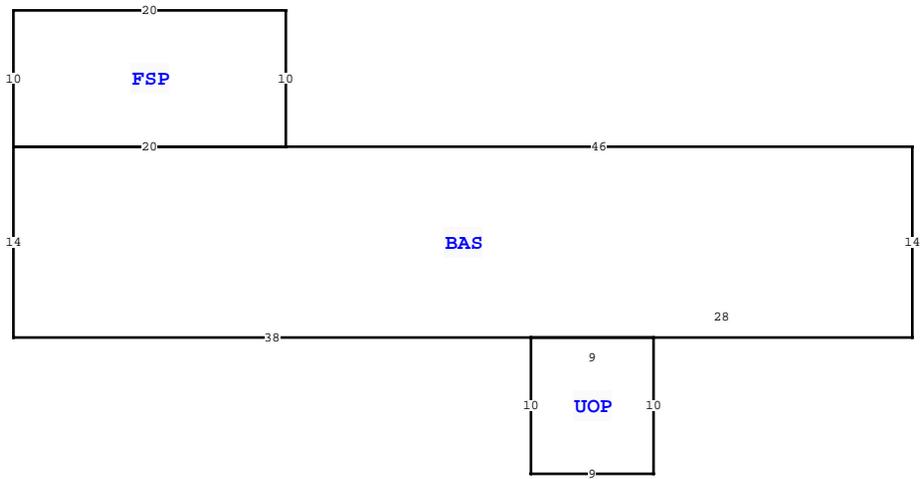




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
FSP	200	40	
UOP	90	25	
TOTALS	1,214		1,026 43,569

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	2025								Heated Area: 924 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			43,569
TOTAL MARKET OB/XF VALUE			4,344
TOTAL LAND VALUE - MARKET			11,110
TOTAL MARKET VALUE			59,023
SOH/AGL Deduction			0
ASSESSED VALUE			59,023
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			59,023
TOTAL JUST VALUE			59,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			57,986
LAND:1:1: LOT 13			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052921	Roof Replacement	7,150	04/22/2025
000052573	Electrical Servic	0	03/13/2025
13358	M H	125	11/26/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/1499	12/30/2024	WD	Q	I	01	62,000
GRANTOR: DUONG CHI THI						
GRANTEE: MCCUNE LARISSA						
1413/1286	6/11/2020	WD	Q	I	01	31,800
GRANTOR: CATHEY MELLER CREEL L						
GRANTEE: CHI THI DUONG						

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	0	0	1.00	UT	1,200.00	1,200.00	100	1984	1984	3	100	1,200	
2	0294	SHED WOOD/	0	0	8	64.00	UT	9.00	9.00	25	2005	2005	3	25	144	
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
														TOTAL OB/XF	4,344	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/29/2025	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W46 FSP= N10 W20 S10 E20\$ W20 S14 E38 UOP= S10 E9 N10 W9\$ E28 N14\$.													

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	0		A-1	210.00	210.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							