



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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,984	100	2026
TOTALS	1,984		214,069

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0202	02	1,984	113.5000	110.10	218,438	2026	2026	0	0	2.00	98.00	
3 MANUF 2 100% - 2026			Heated Area: 1984				HX Base Yr 2005					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026 MLU						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	214,069		
TOTAL MARKET OB/XF VALUE	28,900		
TOTAL LAND VALUE - MARKET	81,360		
TOTAL MARKET VALUE	324,329		
SOH/AGL Deduction	44,398		
ASSESSED VALUE	279,931		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	228,520		
TOTAL JUST VALUE	324,329		
NCON VALUE	237,069		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	88,052		
SALE:2:1: 10.17 ACRES			
SALE:1:1: 10.17 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053901	Mobile Home		08/25/2025
000053757	Right-of-Way Acce		08/02/2025
000052005	Electrical Servic	0	01/07/2025
000045476	Mobile Home		09/16/2022
21797	M H	357	04/27/2004
19108	PUMP/UTPOL	30	01/09/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0868/0999	10/30/1998	WD	Q	V		23,000	
GRANTOR: D BLAIR							
GRANTEE: HARDY							
0814/1515	11/28/1995	WD	Q	V	03	0	
GRANTOR: HUBERT F BLAIR							
GRANTEE: DORIS C BLAIR							

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	0040	BARN,POLE	0	100	0	0			0.00	100	2008	2008	3	100	100	
2	0120	CLFENCE 4	0	100	0	0			0.00	100	2013	2013	3	100	200	
3	0294	SHED WOOD/	0	100	0	0			0.00	100	2013	2013	3	100	800	
4	0070	CARPORT UF	0	100	0	0			0.00	100	2013	2013	3	100	1,800	
5	9947	Septic	0	100	0	0			3,000.00	100	2023	2022		100	3,000	
6	9945	Well/Sept	0	100	0	0			7,000.00	100	2026	2025		100	7,000	
7	0294	SHED WOOD/	0	100	0	0			16,000.00	100	2026	2025		100	16,000	
TOTALS													1,984		214,069	

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	0100	C	SFR	100		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,000																
2	9900	C	AC NON-AG	100		00	0.00	0.00	8.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	65,360																
TOTALS													28,900																				