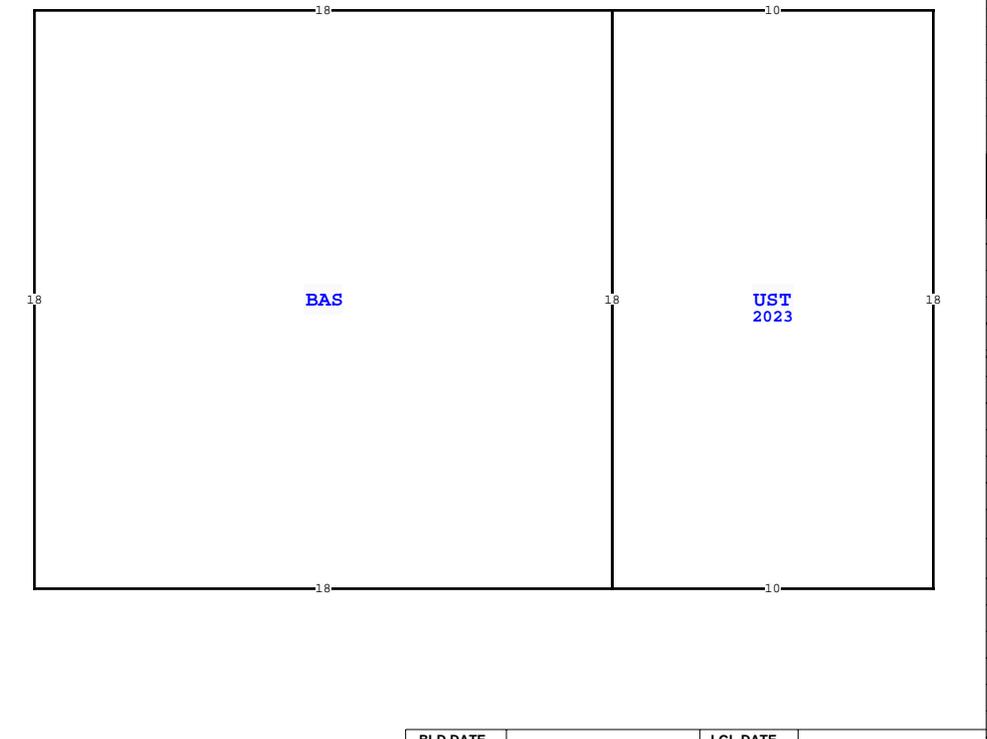


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	01 MINIMUM 100
Roof Structur	02 SHED 100
Roof Cover	01 MINIMUM 100
Interior Wall	01 MINIMUM 100
Interior Floo	01 NONE 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	1 100
Bathrooms	1 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0102	02	405	43.2000	27.65	11,198	2007	2007	0	0	40.00	60.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		6,719	
TOTAL MARKET OB/XF VALUE		13,420	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		38,139	
SOH/AGL Deduction		8,327	
ASSESSED VALUE		29,812	
TOTAL EXEMPTION VALUE		98 HX HB WX	
BASE TAXABLE VALUE		1,473	
TOTAL JUST VALUE		38,139	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		37,928	

Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	14215.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	5,375
UST	180	45	2023	81	1,344
TOTALS	504			405	6,719

SALE:4:1: LOT 7 SHADOWWOOD ESTATES			
SALE:3:1: GEORGIANA JULIE DID NOT DEED HER PART			
SALE:2:1: WD REPLACING AGREEMENT			
SALE:1:1: \$.70 STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052748	Mobile Home		03/28/2025
000052623	Right-of-Way Acce		03/18/2025
10821	M H	125	02/29/1996
8642	PUMP/UTPOL	30	07/26/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1025/0287	8/11/2004	WD	Q	V	01	100
GRANTOR: NELSON BEDENBAUGH						
GRANTEE: RICKY D & KATIE BAS						
1018/1207	4/14/2004	WD	Q	V	01	100
GRANTOR: DONALD R GLOVER						
GRANTEE: KATIE & RICKY D BAS						

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	0	1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0020	BARN,FR	0	100	0	0	0	1.00	UT 0.00	0.00	100	2005	2005	3	100	800
3	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000
4	0251	LEAN TO W/	0	100	10	18		180.00	UT 4.00	4.00	100	2005	2005	3	100	720
5	9947	Septic	0	100	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000
6	0070	CARPORT UF	0	100	10	18		1.00	UT 0.00	0.00	100	2013	2013	3	100	500
7	0081	DECKING WI	0	100	0	0	0	1.00	UT 200.00	200.00	100	2023	2022	100	100	200

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE																							
10/20/2022 BY JB Total Acres: 4.65 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/08/2026 BY SYS																							