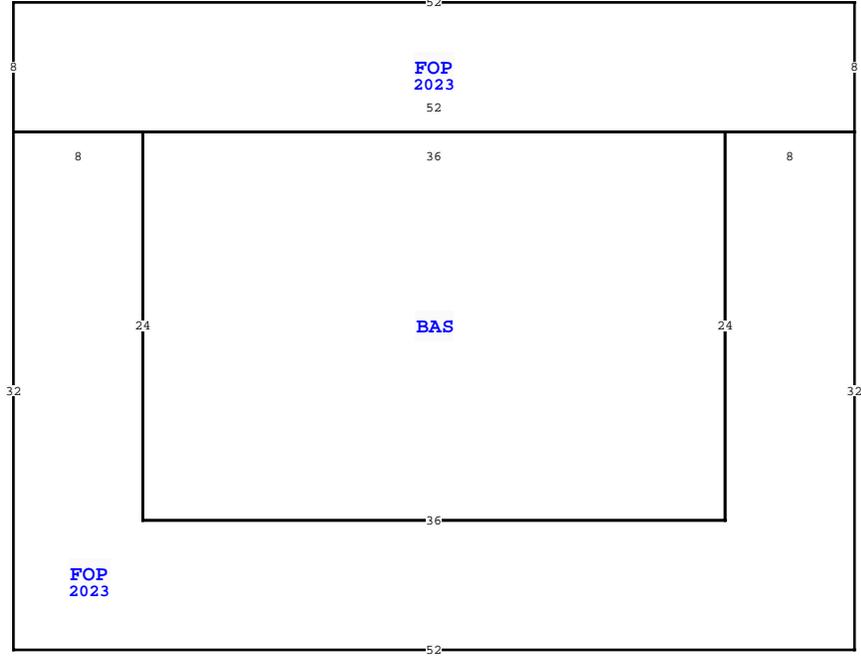




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	06	BD/BATTEN 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	02	MIN PLYWD 100			
Air Condition	02	WINDOW 100			
Heating Type	01	NONE 100			
Bedrooms		1 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100	0 100		
Quality	03	03			
DOR CODE	0201 MODULAR HOME				
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	14215.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	37,379
FOP	416	30	2023	125	5,408
FOP	800	30	2023	240	10,383
TOTALS	2,080			1,229	53,170

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
20210	01	1,229	85.5000	78.66	96,673	1986	1986	0	0	45.00	55.00
1 MODULAR 1 100% - 2019 Heated Area: 864 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			53,170
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			37,500
TOTAL MARKET VALUE			90,670
SOH/AGL Deduction			26,138
ASSESSED VALUE			64,532
TOTAL EXEMPTION VALUE	HX HB		39,532
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			90,670
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34467	SFR	475	09/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/2050	3/24/2014	WD Q	Q	V	01	30,000
GRANTOR: JEAN K POPHAM FKA JEA						
GRANTEE: EDDIE R & KRISTA D						
1270/2702	3/10/2014	PB U	U	V	18	0
GRANTOR: PAUL J FINGER ESTATE						
GRANTEE: JEAN (FINGER) POPHA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

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
1947 NW TIGER DRAIN RD, WHITE SPRINGS																
TOTALS 0																

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W36 S24 E36 N24 \$											
FOP=[YR=2023;ORIG=-36,0] W8 S32 E52 N32 W8 S24 W36 N24 \$											
FOP=[YR=2023;ORIG=8,-8] W52 S8 E52 N8 \$											

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	DPTH 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		A-1	0.00	0.00	20.00	AC		1.00	1.00	0.75	2,500.00	1,875.00	37,500							