

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur		N/A	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	14415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,961	100	
UOP	230	25	
USP	322	35	
TOTALS	2,513		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2001								Heated Area: 1961	
												HX Base Yr 2001	
BLD DATE: _____ LGL DATE: 05/16/2023 MLU XF DATE: _____ AG DATE: _____ INC DATE: _____													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	123,709		
TOTAL MARKET OB/XF VALUE	28,840		
TOTAL LAND VALUE - MARKET	60,500		
TOTAL MARKET VALUE	213,049		
SOH/AGL Deduction	96,081		
ASSESSED VALUE	116,968		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	65,557		
TOTAL JUST VALUE	213,049		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	195,981		
PRCL:0:1: 05 TRIM RET-COA PER 911-JH			
SALE:1:1: LOT 7 BLK A			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053668	Electrical Servic		07/28/2025
38052	STORAGE	175	04/30/2019
16509	M H	125	01/18/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0894/1461	12/28/1999	WD	Q	V		25,000
GRANTOR: RUBINO						
GRANTEE: NELSON'S						
0807/2361	10/31/1995	WD	Q	V		20,000
GRANTOR: LENVIL H DICKS						
GRANTEE: JOHN M RUBINO & MEL						

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	0020	BARN,FR	0	100	24	36	UT	10.00	10.00	100	2005	2005	3	100	8,640	
2	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	3,000	
5	0031	BARN,MT AE	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	9,400	
6	0294	SHED WOOD/	0	100	0	0	UT	300.00	300.00	100	2025	2024	100	100	300	
														TOTAL OB/XF		28,840

BUILDING NOTES													
BAS= W10 UOP= N10 W23 S10 E23\$ W54 S31 E26 USP= S13 E23 N14 W23 S1\$ N1 E23 S1 E15 N31\$.													

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	55,000.00	60,500.00	60,500							