

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	05	DRYWALL	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		1,216
			74,411

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
20201	02	1,216	115.9000	111.26	135,292	1996	1996	0	0	45.00	55.00
1 MANUF 1 0% - 2026 Heated Area: 1216 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	74,411		
TOTAL MARKET OB/XF VALUE	3,400		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	100,311		
SOH/AGL Deduction	0		
ASSESSED VALUE	100,311		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	100,311		
TOTAL JUST VALUE	100,311		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	98,766		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19375	M H	125	03/29/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/420	3/31/2026	WD Q	I	01		70,000
GRANTOR: COMEAU LAWRENCE						
GRANTEE: REDMOND AMBER						
1563/722	3/17/2026	PB U	I	18		0
GRANTOR: CLERK OF COURT (COMEA)						
GRANTEE: COMEAU LAWRENCE						

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
2	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF												3,400					
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W76 S16 E76 N16\$.											

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	DPHT 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							