



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	
TOTALS	728		12,551

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2026								
				Heated Area: 728							
					HX Base Yr						

BAS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		12,551	
TOTAL MARKET OB/XF VALUE		11,000	
TOTAL LAND VALUE - MARKET		18,720	
TOTAL MARKET VALUE		42,271	
SOH/AGL Deduction		0	
ASSESSED VALUE		42,271	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		42,271	
TOTAL JUST VALUE		42,271	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		38,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052761	Roof Replacement	6,100	03/31/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/631	1/20/2026	QC	U	I	11	100

GRANTOR: O'BRIEN ALICE JEAN
GRANTEE: TOWNSEND RITA CATHY
1556/167 12/10/2025 PB U I 18 0
GRANTOR: HARGENS KYLE RAYMOND
GRANTEE: O'BRIEN ALICE JEAN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S14 E52 N14\$.	

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0			0.00	0.00	1.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,720							