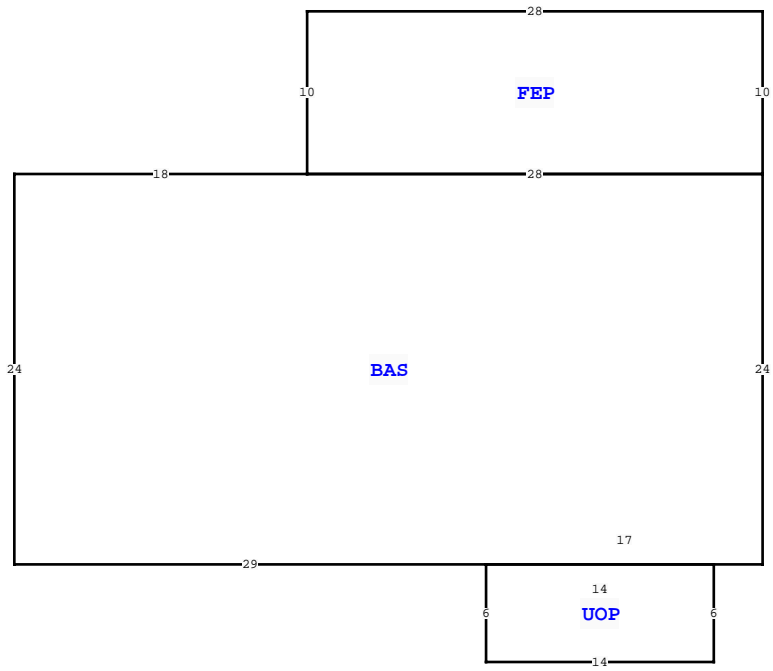




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03		BELOW AVG.	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	01		MINIMUM	100	
Interior Wall	04		PLYWOOD	100	
Interior Floo	14		CARPET	90	
Interior Floo	08		SHT VINYL	10	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Stories	1.		1.	100	
Architectual	01		CONV	100	
Units			0	100	
Condition Adj	02		02	100	
Kitchen Adjus	01		01	100	
Quality	04		04		
DOR CODE	0102 SFRES/MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	15716.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	21,047
FEP	280	85		238	4,537
UOP	84	25		21	400
TOTALS	1,468			1,363	25,984

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,363	79.4295	47.66	64,961	1977	1977	0	0	60.00	40.00		
1 MOBILE HME 0% - 2026 Heated Area: 1104 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				25,984	
TOTAL MARKET OB/XF VALUE				8,280	
TOTAL LAND VALUE - MARKET				222,000	
TOTAL MARKET VALUE				256,264	
SOH/AGL Deduction				0	
ASSESSED VALUE				256,264	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				256,264	
TOTAL JUST VALUE				256,264	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				163,764	
XFOB:5:1: GUERDON MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/266	10/31/2025	WD	U	I	37	70,000
GRANTOR: MACMANUS DAVID A						
GRANTEE: ALLEN LOEL B						
1170/2196	3/28/2009	WD	U	I	11	100
GRANTOR: DOROTHY A & DAVID A M						
GRANTEE: DOROTHY A & DAVID A						

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	12	40	480.00	UT	7.50	7.50	30	1993	1993	3	30	1,080	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
														TOTAL OB/XF		8,280	

LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	9900	C	AC NON-AG	0					36.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	216,000							