



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,418	100	2025
TOTALS	2,418		2,418 295,528

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	- 2025	Heated Area: 2418		HX Base Yr 2025				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										04/09/2025	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		370,081	
TOTAL MARKET OB/XF VALUE		27,820	
TOTAL LAND VALUE - MARKET		89,910	
TOTAL MARKET VALUE		487,811	
SOH/AGL Deduction		200,746	
ASSESSED VALUE		287,065	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		235,654	
TOTAL JUST VALUE		487,811	
NCON VALUE		77,553	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416,618	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052112	Mobile Home		01/17/2025
000048278	Mobile Home		09/26/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1494/1101	6/19/2023	WD Q	V / 01
GRANTOR: BRANNAKA CHARLES D			SALE PRICE
GRANTEE: LIMA ROBSON BARROS			88,000
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2025;ORIG=23,15] E78 S31 W78 N31 \$			

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2025	2024		100	7,000	
2	0060	CARPORT F	0	100	0	0		1.00	UT 4,000.00	100	2025	2024		100	4,000	
3	0030	BARN, MT	0	100	24	30		720.00	UT 15.00	100	2025	2024		100	10,800	
4	0252	LEAN-TO W/	0	100	12	30		360.00	UT 3.50	100	2025	2024		100	1,260	
5	0252	LEAN-TO W/	0	100	12	30		360.00	UT 3.50	100	2025	2024		100	1,260	
6	0166	CONC, PAVMT	0	100	0	0		1.00	UT 500.00	100	2025	2024		100	500	
7	9947	Septic	0	0	0	0		1.00	UT 3,000.00	100	2026	2025		100	3,000	
TOTAL OB/XF 27,820																

LAND DESCRIPTION															TOTAL OB/XF 27,820									
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					9.99	AC		1.00	1.00	1.00	9,000.00	9,000.00	89,910							
2	0200	C	MBL HM	0					0.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	0							

