

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	2023
TOTALS	2,108		2,108

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%	- 2023	Heated Area: 2108			HX Base Yr 2023				
TOTALS	2,108		2,108	242,315								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		242,315	
TOTAL MARKET OB/XF VALUE		9,896	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		307,211	
SOH/AGL Deduction		13,464	
ASSESSED VALUE		293,747	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		242,336	
TOTAL JUST VALUE		307,211	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,734	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042988	Mobile Home		10/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2393	7/06/2023	WD	U	I	11	100
GRANTOR: KINARD ALICE P						
GRANTEE: KINARD WAYNE FRANKL						
1493/551	6/13/2023	WD	U	I	11	100
GRANTOR: KINARD ALICE P						
GRANTEE: KINARD WAYNE FRANKL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=15,14] E68 S31 W68 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	0166	CONC, PAVMT	0	100	0	0			597.00	UT	3.00				896	
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				1,000	
3	0285	SALVAGE	0	100	0	0			1.00	UT	0.00				1,000	
4	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000.00	
TOTALS													9,896			

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	1.00	55,000.00	55,000.00	55,000							