

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	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2025
FOP	80	35	2025
FOP	120	35	2025
TOTALS	1,820		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2026	Heated Area: 1620		HX Base Yr						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,620	100	2025	1,620	169,381								
FOP	80	35	2025	28	2,927								
FOP	120	35	2025	42	4,391								
TOTALS	1,820			1,690	176,700								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	176,700		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	12,750		
TOTAL MARKET VALUE	196,450		
SOH/AGL Deduction	0		
ASSESSED VALUE	196,450		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	196,450		
TOTAL JUST VALUE	196,450		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	201,250		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049572	Mobile Home		04/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1542/2372	6/13/2025	WD Q	Q	I	01	214,000
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: SIMMONS RACHELLE						
1505/1104	12/28/2023	WD Q	Q	I	05	175,000
GRANTOR: RONSONET MARTHA ANN T						
GRANTEE: OLISA PROPERTIES, L						

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	0	0	0	1.00	UT 7,000.00	7,000.00	100	2025	2024	100	7,000	

TOTAL OB/XF													
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,750							