

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2020		43,666	1981	1981	0	0	60.00	40.00

Heated Area: 940 HX Base Yr 2020

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		17,466	
TOTAL MARKET OB/XF VALUE		12,635	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		48,601	
SOH/AGL Deduction		17,598	
ASSESSED VALUE		31,003	
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE		6,003	
TOTAL JUST VALUE		48,601	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		48,601	

Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	07		
NEIGHBORHOOD/LOC	17317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	3,311
BAS	744	100		744	12,568
UCP	288	20		58	980
UOP	144	25		36	608
TOTALS	1,372			1,034	17,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051053	Electrical Servic	0	10/11/2024
9085	M H	125	11/22/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0574	11/19/2019	AG U	I	21		55,000

GRANTOR: DONALD DEAN & STEPHAN
GRANTEE: BONNIE HINES
1028/0828 10/12/2004 QC Q I 01 24,300
GRANTOR: BILLINGTON & HINES
GRANTEE: DEAN & SCHOLEFIELD

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	0040	BARN, POLE	0	100	55	18	UT	1.92	1.92	50	0	0	3	50	950	
2	0070	CARPORT UF	0	100	15	19	UT	1.02	1.02	50	0	0	3	50	145	
3	0297	SHED CONCR	0	100	55	10	UT	5.60	5.60	50	0	0	3	50	1,540	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF												12,635			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/21/2023	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W12 BAS= N14 W14 S14 E14\$ W50 S12 E28 UOP= S8 E18 N8 W18\$ E18 UCP= S18 E16 N18 W16\$ E16 N12\$.											

LAND DESCRIPTION												TOTAL OB/XF												12,635			
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	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250										
2	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250										