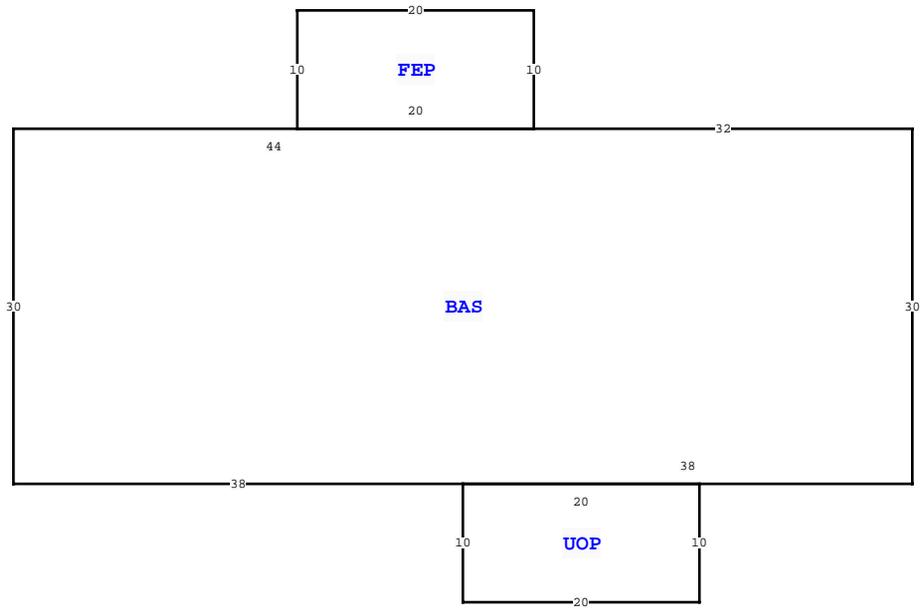


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Stories	1.	1.	100
Architectual	01	CONV	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	17616.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
FEP	200	85	
UOP	200	25	
TOTALS	2,680		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	2	100%	-	2026						
Heated Area: 2280						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			161,714
TOTAL MARKET OB/XF VALUE			16,090
TOTAL LAND VALUE - MARKET			40,400
TOTAL MARKET VALUE			218,204
SOH/AGL Deduction			0
ASSESSED VALUE			218,204
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			166,793
TOTAL JUST VALUE			218,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24486	M H	300	05/09/2006
7990	M H	125	01/21/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2400	5/16/2025	WD	Q	I	01	310,000

GRANTOR: FLOURDE DONALD D
GRANTEE: SOUZA ALLEN AKA ALL
1414/1525 6/16/2020 WD U I 30 100
GRANTOR: DONALD D & CHERYL L P
GRANTEE: DONALD D & CHERYL 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	0296	SHED METAL	0	100	24	30	UT	7.00	7.00	100	2006	2006	3	100	5,040	
2	0070	CARPORT UF	0	100	18	25	UT	3.00	3.00	100	2006	2006	3	100	1,350	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
5	0251	LEAN TO W/	0	100	10	30	UT	5.00	5.00	100	2008	2008	3	100	1,500	

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	4.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,400							

REVIEW DATE 06/20/2025 BY TP																								
Total Acres: 4.04					Total Land Value: 40,400					Market: 0					Agricultural: 0					Common: 40,400				