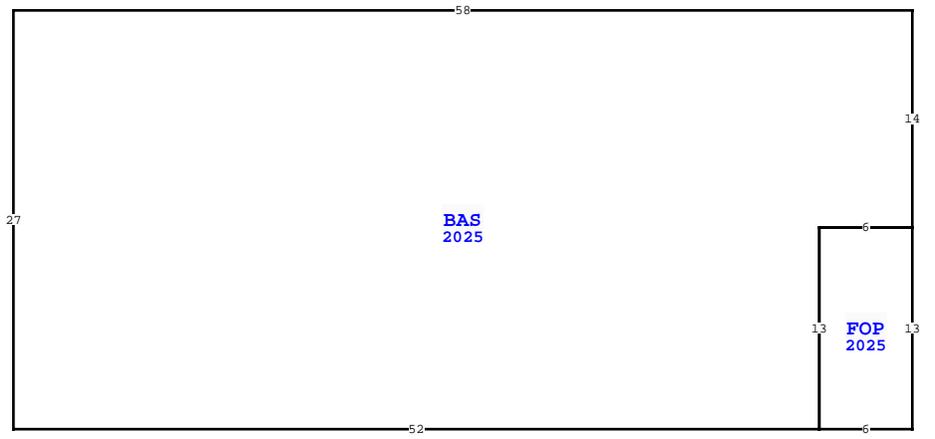


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL	SID	100		
Exterior Wall	00	N/A		0		
Roof Structure	03	GABLE/HIP		100		
Roof Cover	03	COMP SHNGL		100		
Interior Wall	05	DRYWALL		100		
Interior Floor	08	SHT VINYL		50		
Interior Floor	14	CARPET		50		
Air Condition	03	CENTRAL		100		
Heating Type	04	AIR DUCTED		100		
Bedrooms				3	100	
Bathrooms				2	100	
Frame	01	NONE		100		
Stories	1.	1.		100		
Units				0	100	
Condition Adj	03			100		
Kitchen Adjus	01			100		
Quality	05	05				
DOR CODE	5000 IMPROVED AG					
MAP NUM		MKT AREA				02
NEIGHBORHOOD/LOC	18617.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,488	100	2025	1,488	165,510	
FOP	78	35	2025	27	3,004	
TOTALS	1,566			1,515	168,513	

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: 1488				HX Base Yr 2025				



BAS
2025

FOP
2025

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			168,513	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			110,000	
TOTAL MARKET VALUE			190,518	
SOH/AGL Deduction			75,448	
ASSESSED VALUE			115,070	
TOTAL EXEMPTION VALUE	HX HB SX		101,411	
BASE TAXABLE VALUE			13,659	
TOTAL JUST VALUE			285,513	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			275,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050227	Mobile Home		06/27/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2489	2/22/2024	WD	Q	V	01	133,000
GRANTOR: FLORES JULIO C						
GRANTEE: GOSSELIN ROBERT DAN						
1017/1886	6/01/2004	WD	Q	V		36,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: JULIO C & ROSA M FL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=20,-10] W58 S27 E52 N13 E6 N14 \$	
FOP=[YR=2025;ORIG=14,4] E6 S13 W6 N13 \$	

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	7,000.00	100	2025	2024	100	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	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005								
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000								