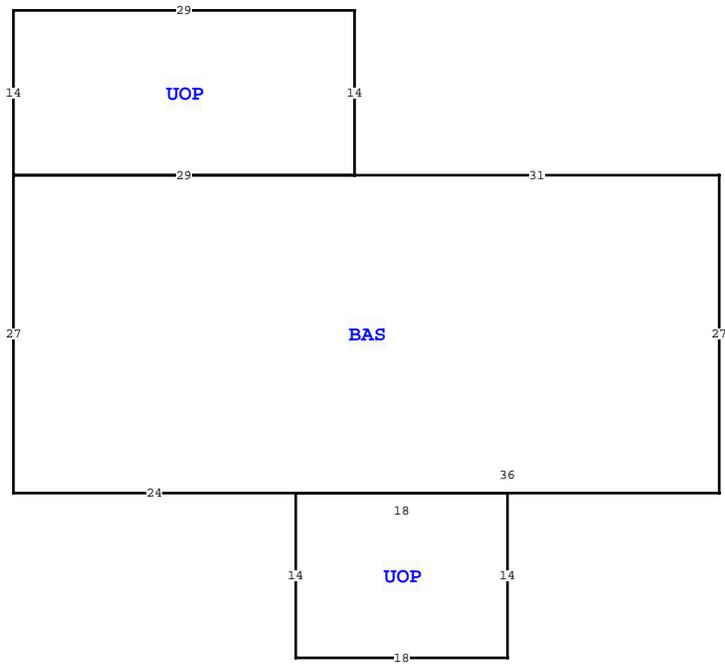




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	19317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UOP	252	25	
UOP	406	25	
TOTALS	2,278		1,785 52,136

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%	- 0									Heated Area: 1620 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			82,940
TOTAL MARKET OB/XF VALUE			29,928
TOTAL LAND VALUE - MARKET			103,920
TOTAL MARKET VALUE			123,438
SOH/AGL Deduction			49,569
ASSESSED VALUE			73,869
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			48,869
TOTAL JUST VALUE			216,788
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045370	Mobile Home		09/06/2022
17732	M H	125	12/12/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2456	9/20/2022	WD	U	I	11	100
GRANTOR: O'STEEN COLIN L						
GRANTEE: O'STEEN COLIN						
1476/2453	9/20/2022	WD	U	I	11	100
GRANTOR: O'STEEN COLIN L						
GRANTEE: O'STEEN COLIN						

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	0031	BARN, MT AE	0	100	58	55	1.00	UT	0.00	100	0	0	3	100	3,000	
2	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	50	1993	1993	3	50	600	
3	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	100	1993	1993	3	100	360	
4	0261	PRCH, UOP	0	100	11	55	605.00	UT	7.00	60	2011	2011	3	60	2,541	
5	0060	CARPORT F	0	100	15	58	870.00	UT	3.50	60	2011	2011	3	60	1,827	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2011	2011	3	100	400	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
9	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2022	2021		100	1,200	

TOTAL OB/XF														26,928										
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	DPTH 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
3	6200	A	PASTURE 3	0		00	0.00	0.00	8.50	AC		1.00	1.00	1.00	280.00	280.00	2,380							
4	6200	A	PASTURE 3	0		00	0.00	0.00	7.82	AC		1.00	1.00	1.00	280.00	280.00	2,190							
5	9910	M	MKT.VAL.AG	0		00	0.00	0.00	16.32	AC		1.00	1.00	1.00	6,000.00	6,000.00	97,920							

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/09/2025 MLU													

BUILDING DIMENSIONS													
BAS= W31 UOP= N14 W29 S14 E29\$ W29 S27 E24 UOP= S14 E18N14 W18\$ E36 N27\$.													

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	DPTH 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
3	6200	A	PASTURE 3	0		00	0.00	0.00	8.50	AC		1.00	1.00	1.00	280.00	280.00	2,380							
4	6200	A	PASTURE 3	0		00	0.00	0.00	7.82	AC		1.00	1.00	1.00	280.00	280.00	2,190							
5	9910	M	MKT.VAL.AG	0		00	0.00	0.00	16.32	AC		1.00	1.00	1.00	6,000.00	6,000.00	97,920							

