

LOT 8 SUN PARK ESTATES S/D.
950-2688, WD 1039-2139,
CT 1322-2538, WD 1332-235,

SPOONS CONNY J JR
1720 CHARLES ROAD
MANSFIELD, OH 44903

2026

19-4S-16-03062-108
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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	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	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		1,404 35,757

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 0		89,393	1999	1999		0	60.00	40.00
				Heated Area: 1404			HX Base Yr				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			35,757
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			109,657
SOH/AGL Deduction			19,335
ASSESSED VALUE			90,322
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,322
TOTAL JUST VALUE			109,657
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049294	Roof Replacement	8,500	02/26/2024
23947	M H	457	12/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1332/0235	2/23/2017	WD	U	I	12	46,500
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: CONNY J SPOONS JR						
1322/2538	9/29/2016	CT	U	I	12	100
GRANTOR: NATIONSTAR MORTGAGE						
GRANTEE: US BANK NATIONAL AS						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	700.00	700.00	100	2025	2024		100	700	

TOTAL OB/XF												8,900	
2023 SW SALEM RD, LAKE CITY													

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S27 E52 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	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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							