

COMM NW COR SEC, RUN E 1111.14  
 FT TO SW R/W SCL RR, SE ALONG  
 R/W TO ITS INTERS WITH W R/W

BAKKENSEN GENEVIEVE  
 15364 HIGHWAY 8 WEST  
 GRENADA, MS 38901

2026

19-7S-17-10025-110



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |        |
|--------------------------|------------------|--------------|--------|
| ELEMENT                  | CD               |              |        |
| Exterior Wall            | 03               | BELOW AVG.   | 100    |
| Roof Structur            | 03               | GABLE/HIP    | 100    |
| Roof Cover               | 01               | MINIMUM      | 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                 | 0200 MOBILE HOME |              |        |
| MAP NUM                  |                  | MKT AREA     | 02     |
| NEIGHBORHOOD/LOC         | 19717.020 1.00/  |              |        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR   |
| BAS                      | 924              | 100          |        |
| TOTALS                   | 924              |              | 20,823 |

| 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           |                  | 56.34          | 52,058 | 1994 | 1994 | 0          | 0    | 60.00  | 40.00 |  |          |         |          |          |           |         |  |  |  |            |  |  |
|  |            |           |             | Heated Area: 924 |                |        |      |      | HX Base Yr |      |        |       |  |          |         |          |          |           |         |  |  |  |            |  |  |
|  |            |           |             |                  |                |        |      |      |            |      |        |       |  |          |         |          |          |           |         |  |  |  |            |  |  |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td></td> </tr> </tbody> </table> |            |           |             |                  |                |        |      |      |            |      |        |       |  | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |  |  |  | 05/06/2026 |  |  |
| BLD DATE   | XF DATE    | INC DATE  | LGL DATE    | LAND DATE        | AG DATE        |        |      |      |            |      |        |       |  |          |         |          |          |           |         |  |  |  |            |  |  |
|  |            |           | 05/06/2026  |                  |                |        |      |      |            |      |        |       |  |          |         |          |          |           |         |  |  |  |            |  |  |

| COLUMBIA COUNTY PROPERTY     |            |           |            | PAGE 1 of 1 | 3      |            |
|------------------------------|------------|-----------|------------|-------------|--------|------------|
| VALUATION SUMMARY            |            |           |            |             |        |            |
| VALUATION BY                 |            |           |            | STANDARD    |        |            |
| Tax Group: 3                 |            |           |            | Tax Dist:   |        |            |
| BUILDING MARKET VALUE        |            |           |            | 20,823      |        |            |
| TOTAL MARKET OB/XF VALUE     |            |           |            | 7,674       |        |            |
| TOTAL LAND VALUE - MARKET    |            |           |            | 110,110     |        |            |
| TOTAL MARKET VALUE           |            |           |            | 138,607     |        |            |
| SOH/AGL Deduction            |            |           |            | 43,601      |        |            |
| ASSESSED VALUE               |            |           |            | 95,006      |        |            |
| TOTAL EXEMPTION VALUE        |            |           |            | 0           |        |            |
| BASE TAXABLE VALUE           |            |           |            | 95,006      |        |            |
| TOTAL JUST VALUE             |            |           |            | 138,607     |        |            |
| NCON VALUE                   |            |           |            | 0           |        |            |
| INCOME VALUE                 |            |           |            |             |        |            |
| PREVIOUS YEAR MKT VALUE      |            |           |            | 123,592     |        |            |
| BLDG:1:1: WEST MH            |            |           |            |             |        |            |
| SALE:1:1: 10.01 AC           |            |           |            |             |        |            |
| PERMIT NUM                   |            |           |            |             |        |            |
| DESCRIPTION                  |            |           |            |             |        |            |
| AMT                          |            |           |            |             |        |            |
| ISSUED                       |            |           |            |             |        |            |
| 8719                         | M H        | 125       | 08/10/1994 |             |        |            |
| SALES DATA                   |            |           |            |             |        |            |
| OFF RECORD Number            | DATE       | TYPE INST | Q / U      | V / I       | RSN CD | SALE PRICE |
| 0782/0471                    | 10/27/1993 | WD        | Q          | V           |        | 26,900     |
| GRANTOR: WALTER WELLBORN     |            |           |            |             |        |            |
| GRANTEE: GENEVIEVE BAKKENSEN |            |           |            |             |        |            |
| BUILDING NOTES               |            |           |            |             |        |            |
| BUILDING DIMENSIONS          |            |           |            |             |        |            |
| BAS= W66 S14 E66 N14\$.      |            |           |            |             |        |            |

| 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       | 0 | 6 | 14    | 1.00   | UT    | 0.00           | 100       | 0       | 0           | 3 | 100    | 450             |       |
| 2              | 0252       | LEAN-TO W/  | 0       | 0 | 8 | 14    | 112.00 | UT    | 2.00           | 100       | 1995    | 1995        | 3 | 100    | 224             |       |
| 3              | 9945       | Well/Sept   | 0       | 0 | 0 | 0     | 1.00   | UT    | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |

| TOTAL OB/XF                   |  |  |  |  |  |  |  |  |  |  |  |  |  | 7,674 |  |
|-------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|
| 217 SW CHALET TER, FORT WHITE |  |  |  |  |  |  |  |  |  |  |  |  |  |       |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 0102     | C   | SFR/MH               | 0   |     | A-1      | 0.00  | 0.00  | 10.01       | AC        |     | 1.00      | 1.00   | 1.00    | 11,000.00  | 11,000.00      | 110,110    |                             |      |         |      |     |    |        |

| REVIEW DATE               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 12/19/2017                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BY BC                     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Total Acres: 10.01        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Total Land Value: 110,110 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Market: 0                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Agricultural: 0           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Common: 110,110           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PRINTED 06/23/2026 BY SYS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |