



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 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	
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	03
NEIGHBORHOOD/LOC	20216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		25,824

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MOBILE HME	33%	- 2025		64,560	1984	1984	0	0	60.00	40.00												
				Heated Area: 924			HX Base Yr 2025																
<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>04/11/2025</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/11/2025		
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			04/11/2025																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			25,824
TOTAL MARKET OB/XF VALUE			18,500
TOTAL LAND VALUE - MARKET			39,039
TOTAL MARKET VALUE			83,363
SOH/AGL Deduction			0
ASSESSED VALUE			83,363
TOTAL EXEMPTION VALUE	HX HB		24,210
BASE TAXABLE VALUE			59,153
TOTAL JUST VALUE			83,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,132
LAND:2:8: 2ND LAND LINE FOR 2ND MH ON PROP			
LAND:2:7: HERE.			
LAND:2:6: SEPTICS OR WELL ON THE E1/2, SO WE PUT T			
LAND:2:5: IS WHEN WE FOUND OUT FROM LENVIL THERE A			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31092	M H	425	05/30/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1451/1609	11/02/2021	QC	U	I	11	100	
GRANTOR: BAKER ROBERT L							
GRANTEE: BAKER MICHEAL J							
1162/2061	11/25/2008	QC	Q	I	01	100	
GRANTOR: MARY BAKER							
GRANTEE: ROBERT L & MARY C B							

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	0294	SHED WOOD/	0	33	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0255	MBL HOME S	0	33	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	33	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
TOTALS															18,500		

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	33		A-1	0.00	0.00	9.01	AC		1.00	1.00	0.60	6,500.00	3,900.00	35,139							
2	0000	C	VAC RES	33			0.00	0.00	1.00	AC		1.00	1.00	0.60	6,500.00	3,900.00	3,900							