

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	07
NEIGHBORHOOD/LOC	20317.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	2026
FOP	72	35	2026
FOP	128	35	2026
TOTALS	1,040		
		910	97,313

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	2	0%	- 2026	Heated Area: 840		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></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			97,313
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			19,602
TOTAL MARKET VALUE			116,915
SOH/AGL Deduction			0
ASSESSED VALUE			116,915
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			116,915
TOTAL JUST VALUE			116,915
NCON VALUE			97,313
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053763	Mobile Home		08/04/2025
000053738	Right-of-Way Acce		07/31/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/429	2/03/2026	WD	Q	I	01	169,000

GRANTOR: OLISA PROPERTIES, LLC  
GRANTEE: FUSTON DAVID MCLEAN

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=12,5] E56 S15 W56 N15 \$ FOP=[YR=2026;ORIG=16,20] E16 S8 W16 N8 \$ FOP=[YR=2026;ORIG=51,-1] E12 S6 W12 N6 \$													

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			0.00	0.00	39,204.00	SF		1.00	1.00	1.00	0.50	0.50	19,602							