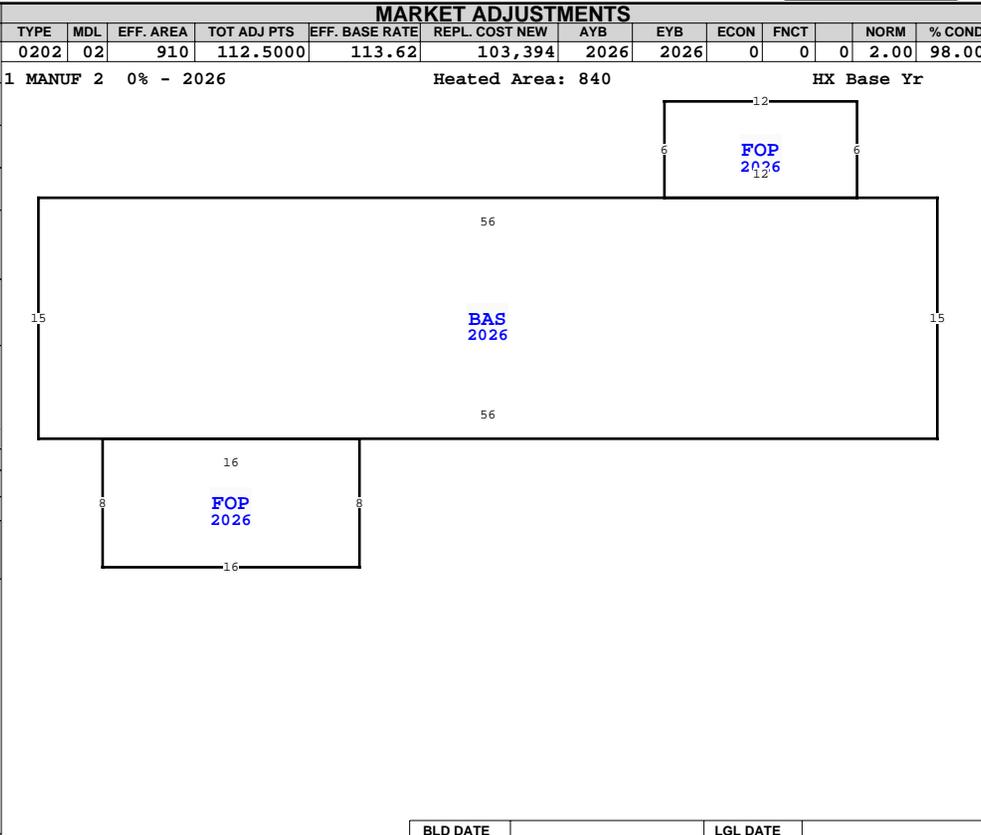


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Exterior Wall	31	VINYL SID 100	0202	02	910	112.5000	113.62	103,394	2026	2026	0	0	2.00	98.00		
Exterior Wall	00	N/A 0	1 MANUF 2 0% - 2026											Heated Area: 840	HX Base Yr	
Roof Structure	03	GABLE/HIP 100													12	
Roof Cover	03	COMP SHNGL 100													5	FOP 2026
Interior Wall	05	DRYWALL 100													56	
Interior Floor	08	SHT VINYL 50													15	BAS 2026
Interior Floor	14	CARPET 50													56	
Air Condition	03	CENTRAL 100													16	FOP 2026
Heating Type	04	AIR DUCTED 100													15	
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	TOT ADJ AREA	SUBAREA MARKET VALUE											
BAS	840	100	2026	840	93,532											
FOP	72	35	2026	25	2,784											
FOP	128	35	2026	45	5,011											
TOTALS	1,040			910	101,326											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	101,326		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	15,682		
TOTAL MARKET VALUE	117,008		
SOH/AGL Deduction	0		
ASSESSED VALUE	117,008		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	117,008		
TOTAL JUST VALUE	117,008		
NCON VALUE	101,326		
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	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

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	0.80	0.50	0.40	15,682							

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 \$									