

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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	20516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	280	100	
BAS	592	100	
UST	64	45	
TOTALS	936		901

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%	- 2026	58.80	52,979	1964	1964	0	0	60.00	40.00	

Heated Area: 872 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			21,192
TOTAL MARKET OB/XF VALUE			10,700
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			96,892
SOH/AGL Deduction			0
ASSESSED VALUE			96,892
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			96,892
TOTAL JUST VALUE			96,892
NCON VALUE			800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			77,913
XFOB:5:1: MH USED AS STORAGE			
XFOB:2:1: MARLETTE M H USED AS ONE MH			
XFOB:1:1: WINDSOR M H USED AS I MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
37230	PUMP/UTPOL	50	09/19/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2783	5/23/2025	QC	U	I	11	100
GRANTOR: FONTAINE LAURENT						
GRANTEE: BLUE WATER RANCH LL						
1536/638	3/21/2025	WD	Q	I	01	128,800
GRANTOR: CURLIN NATHAN KYLE						
GRANTEE: FONTAINE LAURENT						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2006
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2006
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014
7	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2026

TOTAL OB/XF												
10,700												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC		1.00

BUILDING NOTES						
BLD DATE						
XF DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/06/2026 MLU						

BUILDING DIMENSIONS												
BAS= W24 UST= N8 W8 S8 E8\$ W28 S10 BAS= S10 E28 N10 W28\$ E28 S6 E12 N6 E12N10\$.												

REVIEW DATE																			
03/05/2026 BY JB																			
Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/22/2026 BY SYS																			