



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
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	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	61.74	55,628	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			22,251
TOTAL MARKET OB/XF VALUE			10,700
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			97,951
SOH/AGL Deduction			0
ASSESSED VALUE			97,951
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			97,951
TOTAL JUST VALUE			97,951
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025	100	100	800	
TOTALS														10,700			

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							