



ELEMENT		CD	CONSTRUCTION		
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		5		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	5000	IMPROVED	AG		
MAP NUM		MKT AREA		05	
NEIGHBORHOOD/LOC	21117.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2025	2,160	235,417
TOTALS	2,160			2,160	235,417

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%	- 2025								
				Heated Area:	2160			HX Base Yr				

BAS  
2025

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			235,417
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			95,450
TOTAL MARKET VALUE			275,847
SOH/AGL Deduction			0
ASSESSED VALUE			275,847
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			275,847
TOTAL JUST VALUE			337,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047675	Mobile Home		07/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2328	9/09/2021	WD	Q	V	01	124,400
GRANTOR: OLIVIA RAE FARMS INC						
GRANTEE: DISHMAN JAMES M						
1374/0473	11/27/2018	WD	Q	V	05	163,800
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: OLIVIA RAE FARMS IN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=13,25] E72 S30 W72 N30 \$	

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	8.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	20,000							
2	5500	A	TIMBER 2	0					30.18	AC		1.00	1.00	1.00	445.00	445.00	13,430							
3	9910	M	MKT.VAL.AG	0					30.18	AC		1.00	1.00	1.00	2,500.00	2,500.00	75,450							