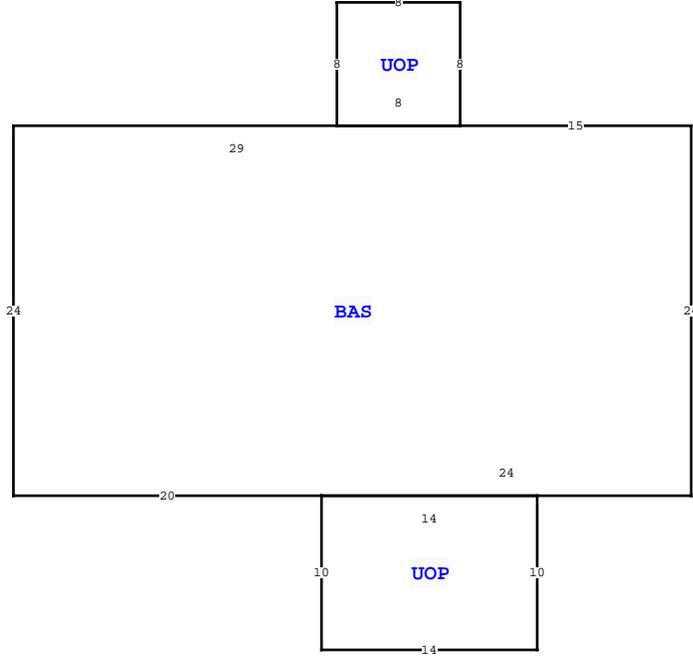




ELEMENT		CD		CONSTRUCTION	
Exterior Wall	08	WD OR PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	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	03		
NEIGHBORHOOD/LOC	21216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	63,330
UOP	64	25		16	960
UOP	140	25		35	2,099
TOTALS	1,260			1,107	66,389

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2019							
Heated Area: 1056						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,389
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			95,889
SOH/AGL Deduction			31,641
ASSESSED VALUE			64,248
TOTAL EXEMPTION VALUE	HX HB WX		44,248
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			95,889
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1108	12/21/2017	WD	Q	I	01	59,900
GRANTOR: TONY & SAMEERA GHAWI						
GRANTEE: MICHAEL & JENNIFER						
1145/2173	3/14/2008	WD	Q	I		53,000
GRANTOR: TERRY S WEST						
GRANTEE: TONY & SAMEERA GHAW						

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	100	0	0			7,000.00	7,000.00	100		3	100	7,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/14/2025	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W15 UOP= N8 W8 S8 E8\$ W29 S24 E20 UOP= S10 E14 N10 W14\$ E24 N24\$.											

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	DPHT 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	100		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							