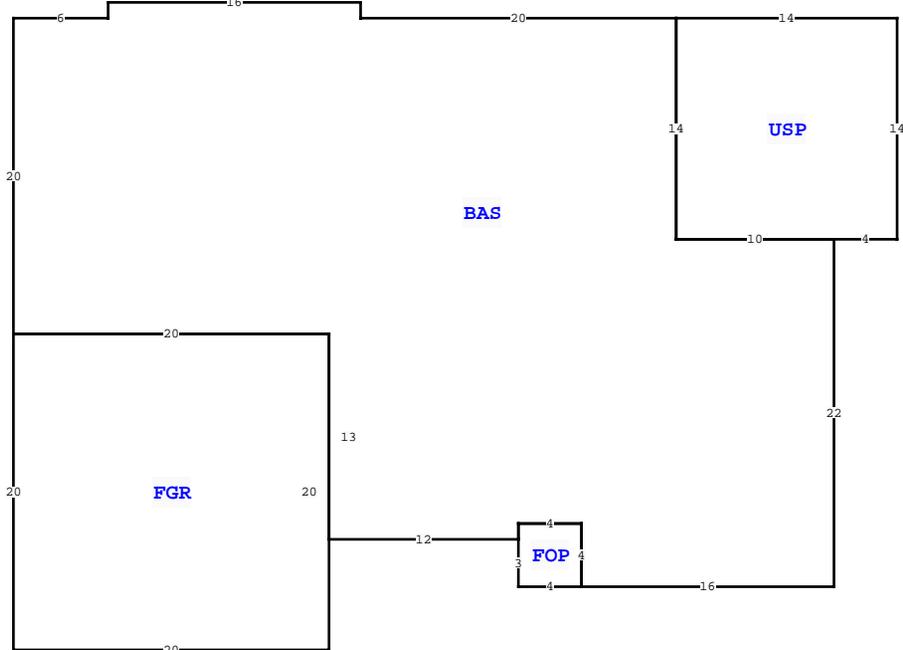




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	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	01
NEIGHBORHOOD/LOC	21316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,376	100	
FGR	400	55	
FOP	16	30	
USP	196	35	
TOTALS	1,988		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,670	115.8000	132.01	220,457	1994	2005	0	0	25.00	75.00
1 SINGLE FAM 100% - 2026 Heated Area: 1376 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			165,343
TOTAL MARKET OB/XF VALUE			22,092
TOTAL LAND VALUE - MARKET			26,560
TOTAL MARKET VALUE			213,995
SOH/AGL Deduction			0
ASSESSED VALUE			213,995
TOTAL EXEMPTION VALUE	HX HB 13		213,995
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			213,995
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8016	SFR	38,000	01/27/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2081	6/27/2025	WD Q	Q	I	01	289,900

GRANTOR: DAUGHERTY BRENDA G  
GRANTEE: ROSSIN IZELL JR

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	0166	CONC, PAVMT	0	100	17	22	374.00	UT	1.40	1.40	100	0	0	3	100	524	
2	0166	CONC, PAVMT	0	100	3	18	54.00	UT	1.40	1.40	100	0	0	3	100	76	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	70	1993	1993	3	70	756	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	
9	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

TOTAL OB/XF										22,092							
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						04/20/2026	MLU					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W20 N1 W16 S1 W6 S20 FGR= S20 E20 N20 W20\$ E20 S13E12 FOP= S3 E4 N4 W4 S1\$ N1 E4 S4 E16 N22 USP= E4 N14 W14S14 E10\$ W10 N14\$.									

LAND DESCRIPTION										TOTAL OB/XF										22,092									
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	0100	C	SFR	100		A-1	0.00	0.00	1.66	AC		1.00	1.00	1.00	16,000.00	16,000.00	26,560												