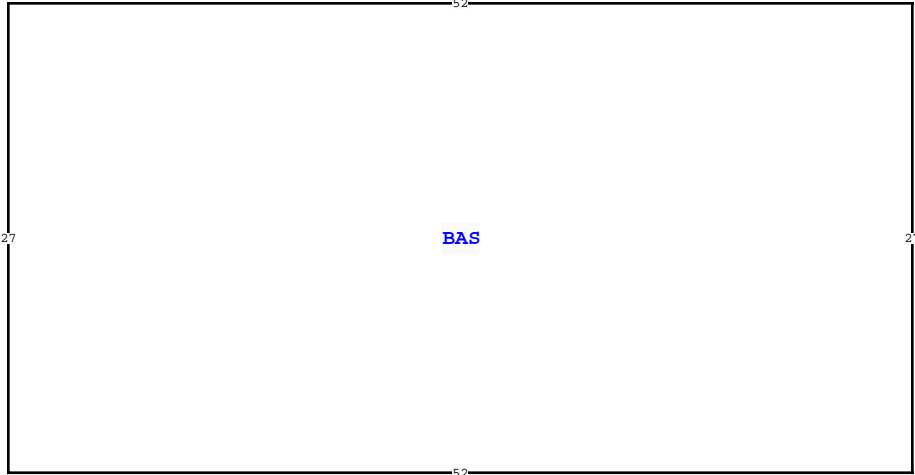


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	03	03	
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	1,404	100	
TOTALS	1,404		35,420

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2019		88,550	1990	1990	0	0	60.00	40.00
				Heated Area: 1404			HX Base Yr 2019				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			35,420
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			17,500
TOTAL MARKET VALUE			60,520
SOH/AGL Deduction			27,996
ASSESSED VALUE			32,524
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			7,524
TOTAL JUST VALUE			60,520
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			58,020
LAND:1:1: 1.25 ACRES IS LOW WET.CYPRESS POND			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/2025	10/12/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MARIE)						
GRANTEE: M MCCLLENITHAN, R WEN						
1369/0574	9/20/2018	QC	U	I	11	100
GRANTOR: SCOTT WENDEL						
GRANTEE: MARIANNE E MCCLLENIT						

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	100	0	0		1.00	UT	0.00	2017
2	0261	PRCH, UOP	0	100	0	0		1.00	UT	0.00	2014
3	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S27 E52 N27\$.											

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	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	0.50	14,000.00	7,000.00	17,500							