



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 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				
Stories	1. 1. 100				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	01 01				
DOR CODE	2801RV/MH PARK SMALL				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	21316.050 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	7,810
TOTALS	924			924	7,810

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	0%	- 2025		39,048	1985	1985	0	0	25	60.00	20.00
				Heated Area: 924								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 13	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		81,093	
TOTAL MARKET OB/XF VALUE		51,415	
TOTAL LAND VALUE - MARKET		57,310	
TOTAL MARKET VALUE		189,818	
SOH/AGL Deduction		0	
ASSESSED VALUE		189,818	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		189,818	
TOTAL JUST VALUE		189,818	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,818	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15086	M H	125	02/15/1999
11880	M H	125	11/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

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	0259	MHP HOOKUP	0	0	0	0	13.00	UT	3,655.00	3,655.00	100	0	0	3	100	47,515	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

TOTAL OB/XF													51,415				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/07/2025	MLU										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W66 S14 E66 N14\$.												

LAND DESCRIPTION													TOTAL OB/XF													51,415				
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	2810	C	MH PARK	0		A-1	0.00	0.00	5.21	AC		1.00	1.00	1.00	11,000.00	11,000.00	57,310													

