

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	00	N/A	50
Interior Floor	08	SHT VINYL	50
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
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	21316.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2026
TOTALS	1,140		1,140

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0202	02	1,140	108.5000	105.24	119,974	2025	2025	0	0	2.00	98.00														
2 MANUF 2 0% - 2026 Heated Area: 1140 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/08/2025	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	117,575		
TOTAL MARKET OB/XF VALUE	5,300		
TOTAL LAND VALUE - MARKET	26,000		
TOTAL MARKET VALUE	148,875		
SOH/AGL Deduction	0		
ASSESSED VALUE	148,875		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	148,875		
TOTAL JUST VALUE	148,875		
NCON VALUE	117,575		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	51,748		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052133	Mobile Home		01/24/2025
000051950	Right-of-Way Acce		12/31/2024
5813	M H	25	03/10/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1909	9/12/2024	WD	U	I	37	20,000
GRANTOR: MCGONIGAL ANGELA E						
GRANTEE: SKAGGS TEDDIE						
1490/1338	5/15/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ALLEN)						
GRANTEE: MCGONIGAL ANGELA E						

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	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	50	2001	2001	3	50	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

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		RSF/ME	33.00	219.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/08/2025 BY JB																								
Total Acres: 0.67					Total Land Value: 26,000					Market: 0					Agricultural: 0					Common: 26,000				