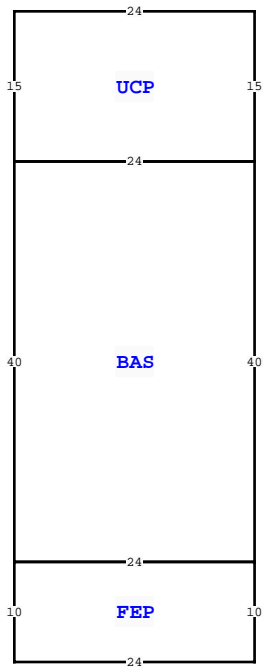




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	06	VINYL ASB 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
FEP	240	80	
UCP	360	20	
TOTALS	1,560		
			1,224
			28,776

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,224	59.9760	67.17	82,216	1967	1967	0	0	30	35.00	35.00	
1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	28,776		
TOTAL MARKET OB/XF VALUE	3,500		
TOTAL LAND VALUE - MARKET	18,000		
TOTAL MARKET VALUE	50,276		
SOH/AGL Deduction	0		
ASSESSED VALUE	50,276		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	50,276		
TOTAL JUST VALUE	50,276		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	46,276		
XFOB:3:1: FLEETWOOD MH			
BLDG:2:1: FLEET MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052432	Electrical Servic	0	02/25/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/0186	6/13/2019	WD	U	I	11	100
GRANTOR: CHRISTOPHER WILLIAM K						
GRANTEE: HARRY C KOHN TRUSTE						
1331/0454	2/14/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: CHRISTOPHER WILLIAM						

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	0296	SHED METAL	0	0 12 14	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9947	Septic	0	0 0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
UCP= N15 W24 S15 E24\$ BAS= W24 S40 FEP= S10 E24 N10 W24\$E24 N40\$.													

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	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							