

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	08	SHT VINYL	50
Interior Floor	14	CARPET	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	06
NEIGHBORHOOD/LOC	22316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
TOTALS	1,456		143,548

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	- 2023	Heated Area: 1456			HX Base Yr 2023				
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
										04/14/2026		MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				143,548		
TOTAL MARKET OB/XF VALUE				15,600		
TOTAL LAND VALUE - MARKET				22,500		
TOTAL MARKET VALUE				181,648		
SOH/AGL Deduction				7,355		
ASSESSED VALUE				174,293		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				122,882		
TOTAL JUST VALUE				181,648		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				179,700		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
37930	M H	0	10/30/2020			
37930	M H	0	03/28/2019			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/134	3/02/2022	WD	Q	I	01	164,000
GRANTOR: RAUTH LAWRENCE G						
GRANTEE: MANLEY CHRISTOPHER						
1430/2718	2/22/2021	WD	Q	I	01	136,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: RAUTH LAWRENCE G						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=19,8] E56 S26 W56 N26 \$						

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	0081	DECKING WI	0	100	0	0		1.00	UT 600.00	100	2021	2020		100	600	
2	0263	PRCH, USP	0	100	0	0		1.00	UT 4,200.00	100	2021	2021		100	4,200	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 3,800.00	100	2021	2021		100	3,800	
TOTAL OB/XF													15,600			

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								