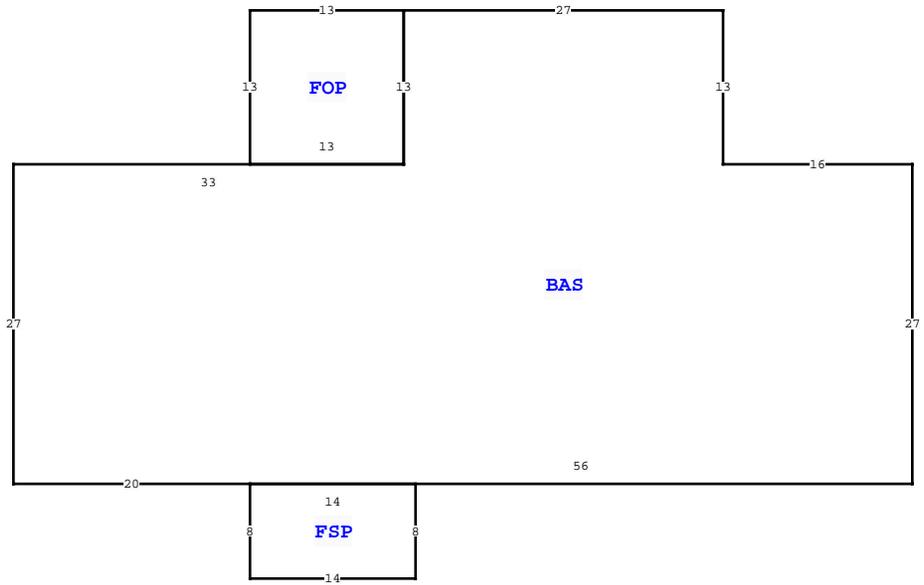


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame		N/A	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0201	MODULAR HOME			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	22416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,403	100		2,403	127,724
FOP	169	30		51	2,711
FSP	112	40		45	2,392
TOTALS	2,684			2,499	132,827

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	01	2,499	101.7240	96.64	241,503	2001	2001	0	0	45.00	55.00
1 MODULAR 1 100% - 2015 Heated Area: 2403 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		132,827	
TOTAL MARKET OB/XF VALUE		6,207	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		161,534	
SOH/AGL Deduction		54,726	
ASSESSED VALUE		106,808	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		50,397	
TOTAL JUST VALUE		161,534	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,342	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046142	Remodel	14,000	12/20/2022
22342	ADDN SFR	95	09/24/2004
18880	SFR	375	10/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/0593	7/18/2014	WD Q	Q	I	01	102,500
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: KENNETH N & MARY T						
1258/0050	7/12/2013	WD U	U	I	12	69,900
GRANTOR: DOMUS HOLDINGS LLC						
GRANTEE: IRONWOOD HOMES OF L						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BAS= W16 N13 W27 FOP= W13 S13 E13 N13\$ S13 W33 S27 E20 FSP= S8 E14 N8 W14\$E56 N27\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200
2	0166	CONC,PAVMT	0	100	0	0	1,938.00	UT	1.50	1.50	100	2001	2001	3	100	2,907
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700
TOTAL OB/XF 6,207																

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	0201	C	MOD HOME	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							