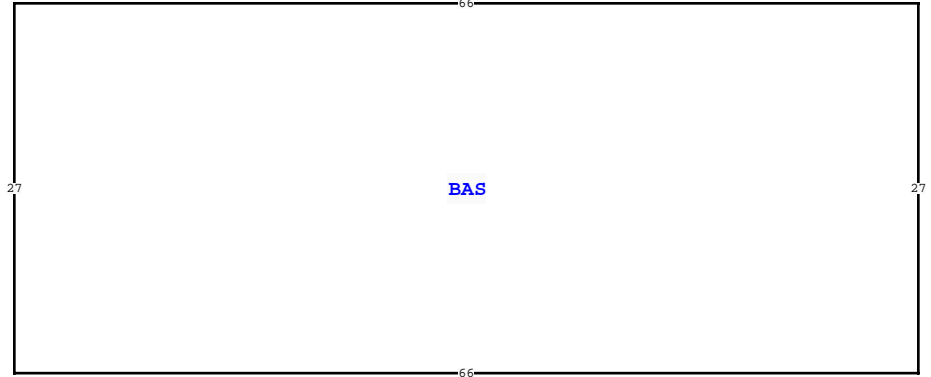




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23515.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
TOTALS	1,782		1,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2015		Heated Area: 1782					HX Base Yr	2015



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,152
TOTAL MARKET OB/XF VALUE			31,062
TOTAL LAND VALUE - MARKET			142,200
TOTAL MARKET VALUE			213,414
SOH/AGL Deduction			43,179
ASSESSED VALUE			170,235
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			118,824
TOTAL JUST VALUE			213,414
NCON VALUE			6,800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,414
SALE:1:1: 5.01 AC			
XFOB:1:1: CHEV MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31166	RECONNECT	75	06/21/2013
10708	M H	125	02/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/2049	4/26/2013	WD U		I	37	35,000
GRANTOR: RICHARD L FIPPS						
GRANTEE: RALPH G ERVIN JR &						
1253/2047	4/26/2013	WD U		I	11	100
GRANTOR: KHACHIGAN						
GRANTEE: RICHARD L FIPPS						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	100	12	24		9.00	9.00	75
2	0190	FPPLC PF	0	100	0	0		1,200.00	1,200.00	100
4	0166	CONC,PAVMT	0	100	0	0		0.00	0.00	100
5	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100
6	0040	BARN,POLE	0	100	20	40		1.50	1.50	100
7	9947	Septic	0	100	0	0		3,000.00	3,000.00	100
8	0252	LEAN-TO W/	0	100	8	40		1.50	1.50	100
9	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100
10	0252	LEAN-TO W/	0	100	8	40		1.50	1.50	100
11	0252	LEAN-TO W/	0	100	8	34		1.50	1.50	100

TOTAL OB/XF												
22,912												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
						05/07/2026	MLU					

BUILDING NOTES											
BAS= W66 S27 E66 N27\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	4.50	AC	
2	9900	C	AC NON-AG	100					11.30	AC	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	9,000.00	9,000.00	40,500							
1.00	9,000.00	9,000.00	101,700							



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 40,152 TOTAL MARKET OB/XF VALUE 31,062 TOTAL LAND VALUE - MARKET 142,200 TOTAL MARKET VALUE 213,414 SOH/AGL Deduction 43,179 ASSESSED VALUE 170,235 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 118,824 TOTAL JUST VALUE 213,414 NCON VALUE 6,800 INCOME VALUE PREVIOUS YEAR MKT VALUE 207,414										
DOR CODE 0200 MOBILE HOME																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02																											
NEIGHBORHOOD/LOC 23515.00 1.00/																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1253/2049 4/26/2013 WD U I 37 35,000 GRANTOR: RICHARD L FIPPS GRANTEE: RALPH G ERVIN JR & 1253/2047 4/26/2013 WD U I 11 100 GRANTOR: KHACHIGAN GRANTEE: RICHARD L FIPPS											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE											
EXTRA FEATURES																BUILDING NOTES											
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	BUILDING DIMENSIONS										
12	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50												
13	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200												
14	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100												
15	0060	CARPORT F	0 100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800												
16	0265	PRCH, UEP	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000												
17	0040	BARN, POLE	0 100	50	40	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000												
																	TOTAL OB/XF 8,150										
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			
REVIEW DATE 03/09/2026 BY JB Total Acres: 15.80 Total Land Value: 142,200 Market: 0 Agricultural: 0 Common: 142,200 PRINTED 06/26/2026 BY SYS																											