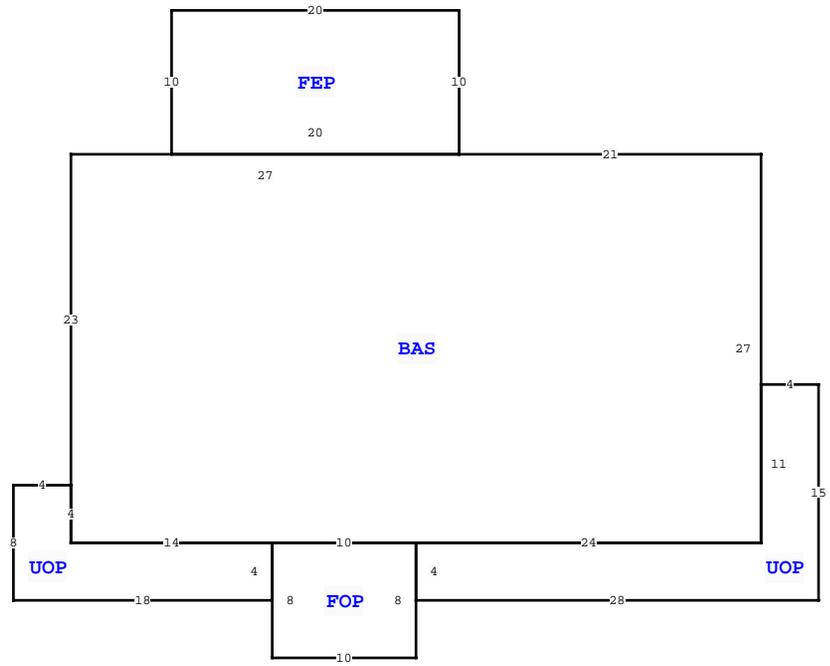




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
FEP	200	85	
FOP	80	35	
UOP	88	25	
UOP	156	25	
TOTALS	1,820		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2018	Heated Area: 1296			HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			93,496
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			72,900
TOTAL MARKET VALUE			125,308
SOH/AGL Deduction			44,542
ASSESSED VALUE			80,766
TOTAL EXEMPTION VALUE	DX HX HB	56,411	
BASE TAXABLE VALUE			24,355
TOTAL JUST VALUE			175,096
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,596
XFOB:1:1:	GENE MH		
PRMT:1:1:	28X48		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7216	M H	60	06/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/995	10/21/2022	WD	U	I	11	100
GRANTOR: BIHARY-D'RAZIO LAURA						
GRANTEE: BIHARY-D'ORAZIO LAU						
1340/0757	6/09/2017	WD	Q	I	01	85,000
GRANTOR: LORI HOLDREN						
GRANTEE: LAURA KATHLEEN LAWR						

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	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	8	8	UT	0.00	0.00	100	1996	1996	3	100	400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	800	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.80	AC		1.00	1.00	1.00	12,000.00	12,000.00	21,600							
2	6200	A	PASTURE 3	100					5.40	AC		1.00	1.00	1.00	280.00	280.00	1,512							
3	9910	M	MKT.VAL.AG	100					5.40	AC		1.00	1.00	1.00	9,500.00	9,500.00	51,300							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W21 FEP= N10 W20 S10 E20\$ W27 S23 UOP= W4 S8 E18 N4 W14 N4\$ S4 E14 FOP= S8 E10 N8 W10\$ E10 UOP= S4 E28 N15 W4 S11 W24\$ E24 N27\$.												

TOTAL OB/XF												
8,700												