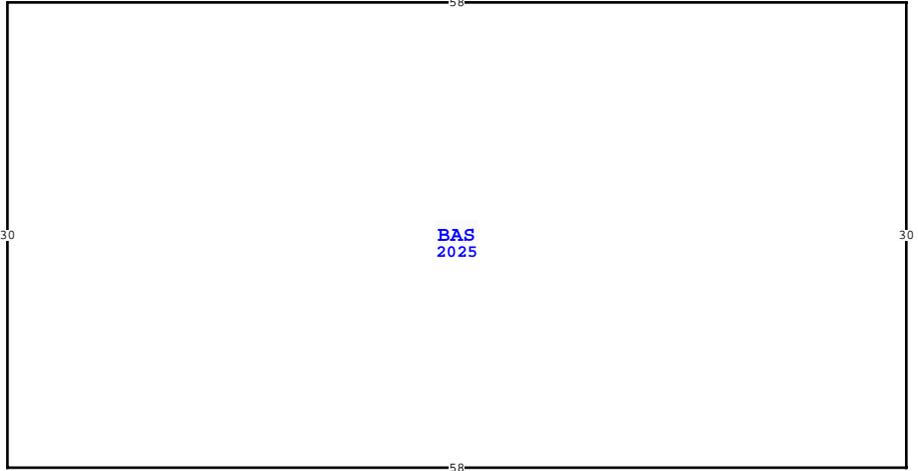




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		24515.02	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2025	1,740	195,245
TOTALS	1,740			1,740	195,245

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2023	02	1,740	114.5000	114.50	199,230	2024	2024	0	0	2.00	98.00	
1 MANUF 3 100% - 2025			Heated Area: 1740				HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		195,245	
TOTAL MARKET OB/XF VALUE		36,300	
TOTAL LAND VALUE - MARKET		136,440	
TOTAL MARKET VALUE		367,985	
SOH/AGL Deduction		221,606	
ASSESSED VALUE		146,379	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		94,968	
TOTAL JUST VALUE		367,985	
NCON VALUE		12,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048503	Electrical Servic	0	10/26/2023
000048247	Mobile Home		09/22/2023
000047964	Storage Building	30,000	08/23/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1616	4/14/2023	TR	Q	V	01	137,000

GRANTOR: GOROSPE SHIRLEY A AS
GRANTEE: RUTZEN NEIL A

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=16,17] E58 S30 W58 N30 \$	

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	0030	BARN,MT	0	100	30	45	UT	18.00	18.00	100	2024	2023		100	24,300	
2	0264	PRCH,FSP	0	100	0	0	UT	12,000.00	12,000.00	100	2026	2025		100	12,000	

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	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	15.16	AC		1.00	1.00	1.00	9,000.00	9,000.00	136,440								