

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	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
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	24516.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,830	100	
FOP	150	35	
TOTALS	1,980		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MODULAR	1	100%	- 2021	Heated Area: 1830		HX Base Yr 2021						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,909
TOTAL MARKET OB/XF VALUE			21,400
TOTAL LAND VALUE - MARKET			121,000
TOTAL MARKET VALUE			224,759
SOH/AGL Deduction			57,898
ASSESSED VALUE			166,861
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			115,450
TOTAL JUST VALUE			330,309
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39473	M H	0	03/17/2020
35821	TR/TRAILER	238	09/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1541	3/18/2026	LE U		I	14	100
GRANTOR: BECKEL ROBERT AKA ROB						
GRANTEE: PLETCHER JENNIFER (
1334/2305	4/12/2017	WD Q	V		01	40,000
GRANTOR: JAMES & HOLLY HATIN						
GRANTEE: ROBERT & FRANN BECK						

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	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	600	
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,800.00	100	2021	2020		100	2,800	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,800.00	100	2021	2020		100	2,800	
5	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	0	0		1.00	UT 200.00	100	2021	2020		100	200	
7	0294	SHED WOOD/	0	100	0	0		1.00	UT 3,600.00	100	2021	2020		100	3,600	
8	0070	CARPORT UF	0	100	24	40		1.00	UT 3,200.00	100	2021	2020		100	3,200	

TOTAL OB/XF														21,400			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/06/2026			MLU											

BUILDING NOTES													
BAS=[ORIG=61,20] S10 W15 N10 W32 S30 E66 N30 W19 \$													
FOP=[ORIG=46,20] E15 S10 W15 N10 \$													

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	100					10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
3	9910	M	MKT.VAL.AG	100					10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

TOTAL OB/XF														21,400			

BUILDING DIMENSIONS													
BAS=[ORIG=61,20] S10 W15 N10 W32 S30 E66 N30 W19 \$													
FOP=[ORIG=46,20] E15 S10 W15 N10 \$													