



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
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25716.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
TOTALS	960		57,731

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 2026	Heated Area: 960			HX Base Yr			
TOTALS	960		960								57,731

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	57,731		
TOTAL MARKET OB/XF VALUE	17,600		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	185,331		
SOH/AGL Deduction	0		
ASSESSED VALUE	185,331		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	185,331		
TOTAL JUST VALUE	185,331		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	169,133		
XFOB:1:1: MANATEE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
39140	STORAGE	0	01/10/2020
37689	M H	375	01/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1214	9/12/2025	WD	U	I	37	120,000
GRANTOR: PHILLIPS JEREMY						
GRANTEE: BREHENY DAVID PATRI						
1547/1950	8/19/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (PHILL						
GRANTEE: PHILLIPS JEREMY						

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	0	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	9,600	
TOTALS															17,600		

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	0200	C	MBL HM	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							