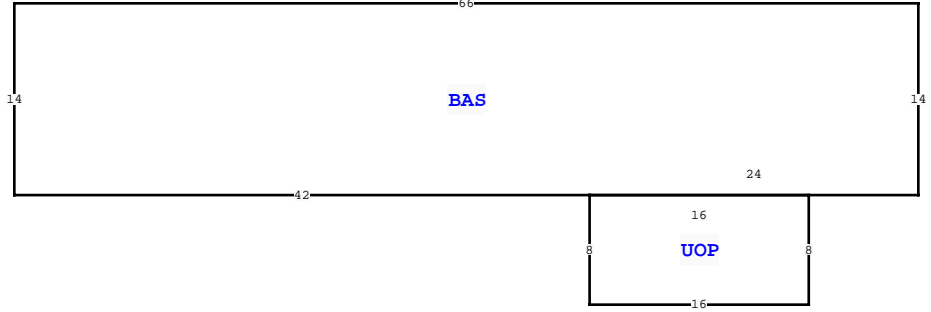




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
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	924	100	
UOP	128	25	
TOTALS	1,052		956 25,216

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2026		65.94	63,039	1989	1989	0	0	60.00 40.00
			Heated Area: 924				HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			25,216
TOTAL MARKET OB/XF VALUE			15,350
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			105,566
SOH/AGL Deduction			0
ASSESSED VALUE			105,566
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			54,155
TOTAL JUST VALUE			105,566
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,566
XFOB:1:1: CONCORD MH			
LAND:1:1: PART OF LOT 56			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29460	M H	468	06/07/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/2358	9/22/2025	WD	U	I	11	100
GRANTOR: KELLAR CAROL A						
GRANTEE: RANDOLPH CAROL SUEA						
1372/0153	11/05/2018	LE	U	I	14	100
GRANTOR: CAROL A KELLER (LIFE)						
GRANTEE: WARNER C KELLAR JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	1993
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2010
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	

TOTAL OB/XF											
15,350											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		A-1	0.00	0.00	5.00	AC	1.00

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W66 S14 E42 UOP= S8 E16 N8 W16\$ E24 N14\$.						

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.00	AC	1.00	1.00	1.00	13,000.00	13,000.00	65,000								