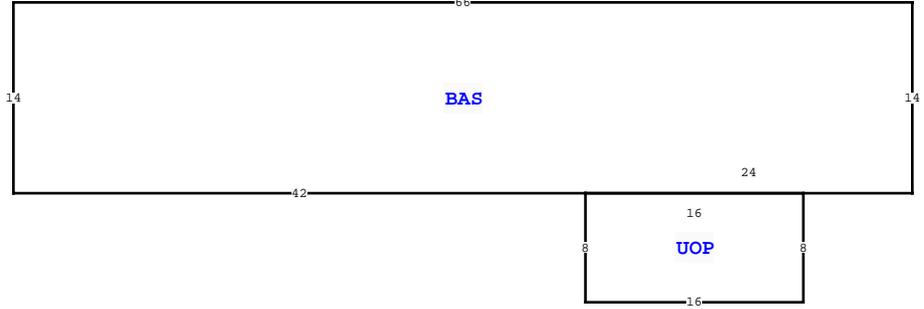


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2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

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		Heated Area: 924					HX Base Yr 2026	



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,591
UOP	128	25		32	886
TOTALS	1,052			956	26,477

L	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	0040	BARN, POLE	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	550	
2	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2010	2010	3	100	800	
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION	
L N	USE CODE
1	0102

TOTAL OB/XF											
UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,477
TOTAL MARKET OB/XF VALUE			15,350
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			106,827
SOH/AGL Deduction			0
ASSESSED VALUE			106,827
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			55,416
TOTAL JUST VALUE			106,827
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						

BUILDING NOTES	

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