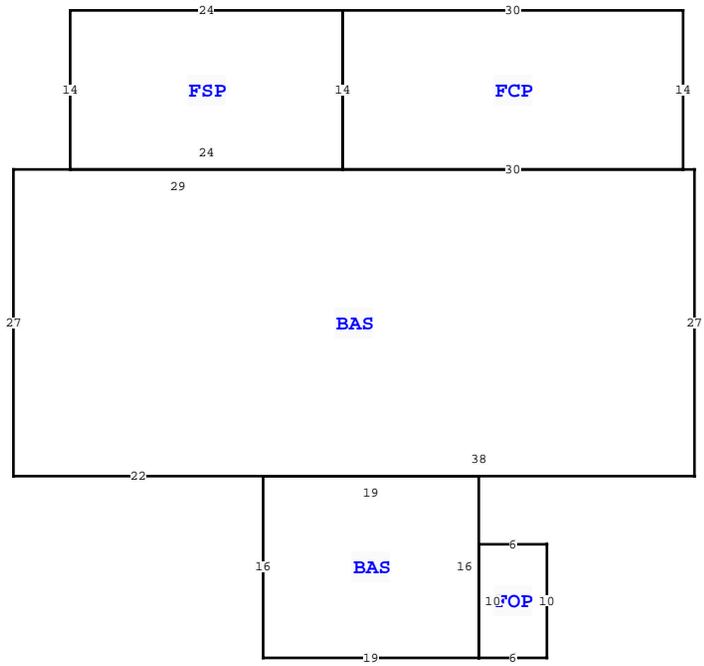


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	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	26417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	304	100	
BAS	1,620	100	
FCP	420	25	
FOP	60	35	
FSP	336	40	
TOTALS	2,740		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	2,184	117.9000	96.68	211,149	1995	2005		0	0	45.00	55.00	
1 MANUF 1 0% - 2026 Heated Area: 1924 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			116,132
TOTAL MARKET OB/XF VALUE			10,568
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			149,200
SOH/AGL Deduction			0
ASSESSED VALUE			149,200
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			149,200
TOTAL JUST VALUE			149,200
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28502	ADDN SFR	178	04/22/2010
9509	M H	125	03/24/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/2395	3/31/2025	WD	Q	I	01	232,500

GRANTOR: JORDAN NANCY S  
GRANTEE: KEPNER RONALD L  
1193/2049 4/29/2010 WD U I 16 100  
GRANTOR: LARRY D & NANCY S JOR  
GRANTEE: LARRY D & NANCY S J

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	0166	CONC, PAVMT	0	0	14	8	112.00	UT	1.50	1.50	100	1995	1995	3	100	168	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
7	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	5,000	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION														TOTAL OB/XF 10,568										
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	12,500.00	11,250.00	11,250							
2	0000	C	VAC RES	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	12,500.00	11,250.00	11,250							

BUILDING NOTES													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
03/15/2022 MLU													

BUILDING DIMENSIONS													
BAS= W1 FCP= N14 W30 S14 E30\$ W30 FSP= N14 W24 S14 E24\$ W29 S27 E22 BAS= S16 E19 FOP= E6 N10 W6 S10\$ N16 W19\$ E38 N27\$.													