

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	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	26616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		89,040

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2003						
Heated Area: 1512						HX Base Yr 2003					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; left: 0; bottom: 50%; transform: translate(0, -50%);">27</span> <span style="position: absolute; right: 0; bottom: 50%; transform: translate(0, -50%);">27</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>											
BLD DATE		LGL DATE								05/06/2026	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,040
TOTAL MARKET OB/XF VALUE			7,822
TOTAL LAND VALUE - MARKET			42,536
TOTAL MARKET VALUE			139,398
SOH/AGL Deduction			67,949
ASSESSED VALUE			71,449
TOTAL EXEMPTION VALUE	HX HB	46,449	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			139,398
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,582
SALE:1:1: DUMPING LOTS AT LOW PRICE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21214	M H	125	10/29/2003
12303	M H	125	03/21/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/2619	3/01/2002	WD	Q	V		21,000
GRANTOR: DAVID L & CAROLINE KA						
GRANTEE: JESS & WENDY LEBLEU						
0896/0178	1/28/2000	WD	Q	V	03	30,000
GRANTOR: FAIRFAX NURSING CTR I						
GRANTEE: DAVID & CAROLINE PO						

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	0255	MBL HOME S	0	100	0	12	UT	1.00	1.00	100	2003	2003	3	100	672	
2	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	100	
TOTALS												7,822				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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	100		00	0.00	0.00	4.09	AC		1.00	1.00	0.80	13,000.00	10,400.00	42,536							