

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,830	100	2025
FOP	150	35	2025
TOTALS	1,980		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	100%	-	2025	Heated Area: 1830		HX Base Yr 2025					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				208,413	
TOTAL MARKET OB/XF VALUE				8,600	
TOTAL LAND VALUE - MARKET				131,490	
TOTAL MARKET VALUE				238,939	
SOH/AGL Deduction				102,921	
ASSESSED VALUE				136,018	
TOTAL EXEMPTION VALUE				HX HB WX 56,411	
BASE TAXABLE VALUE				79,607	
TOTAL JUST VALUE				348,503	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				355,055	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000053203	Generator		05/21/2025		
000051382	Mobile Home		11/04/2024		
000050820	Right-of-Way Acce		09/16/2024		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1555/1082	12/02/2025	LE U	I	14	100
GRANTOR: COTHRAN ANN (ENH LIFE)					
GRANTEE: ELLIOTT LISA ANNETT					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2025;ORIG=-10,-10] W19 S10 W15 N10 W32 S30 E66 N30 \$					
FOP=[YR=2025;ORIG=-44,-10] E15 S10 W15 N10 \$					

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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	200						
2	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100	2025	2024		100	3,000						
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400						
TOTALS														1,980					1,882	208,413	

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	DPHT 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					2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	10.61	AC		1.00	1.00	1.00	370.00	370.00	3,926							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.61	AC		1.00	1.00	1.00	9,000.00	9,000.00	113,490							