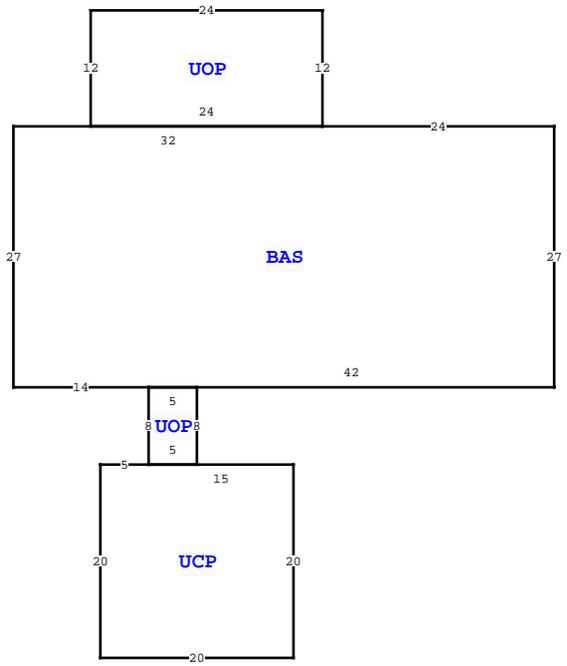


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	26716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UCP	400	20	
UOP	40	25	
UOP	288	25	
TOTALS	2,240		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	-	2026						
Heated Area: 1512						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			100,669
TOTAL MARKET OB/XF VALUE			11,400
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			162,069
SOH/AGL Deduction			0
ASSESSED VALUE			162,069
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			110,658
TOTAL JUST VALUE			162,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,979
LAND:1:1: 3.37 AC. EQUALS 3+ LOTS			
SALE:4:2: ID#S H811687GR & H811687GL			
SALE:4:1: SALE INCLUDES 1997 DYNASTY MH			
SALE:3:1: LOT 19, FAIRVIEW ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12745	M H	125	07/08/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2371	5/21/2025	WD Q	I	01		195,000
GRANTOR: COLMAN CAROL L						
GRANTEE: HAGER JILL						
1415/0664	7/08/2020	LE U	I	14		100
GRANTOR: CAROL L COLMAN (ENH L						
GRANTEE: MICHAEL TOWNSHEND (

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1997	1997	3	100	1,200	
2	0040	BARN, POLE	0	100	10	20	200.00	UT	2.50	100	1997	1997	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	10	20	200.00	UT	7.50	100	1997	1997	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	1,200	
TOTALS															11,400	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	2.00	25,000.00	50,000.00	50,000							