

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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	27216.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	
TOTALS	1,080		1,080
			101,555

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%	- 2019																				
					Heated Area: 1080			HX Base Yr 2019																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2025	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	101,555		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	131,055		
SOH/AGL Deduction	61,380		
ASSESSED VALUE	69,675		
TOTAL EXEMPTION VALUE	44,675		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	131,055		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	132,416		
SALE:1:1: LOT 4, BLOCK B, COUNTRY LANE ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
37206	M H	410	09/12/2018
<b>SALES DATA</b>			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1357/2274	4/09/2018	WD Q	V / 03
GRANTOR: WEST PLAINS AREA HABI			
GRANTEE: WILLIAM J & CAITLIN			
1219/0711	8/02/2011	WD U	V / 30
GRANTOR: JOHN C BAILEY			
GRANTEE: WEST PLAINS AREA HA			
<b>BUILDING NOTES</b>			
<b>BUILDING DIMENSIONS</b>			
BAS= W40 S27 E40 N27\$.			

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
1	9945	Well/Sept	0	100	0	0			7,000.00	7,000.00	100	
TOTAL OB/XF 7,000												

LAND DESCRIPTION													TOTAL OB/XF 7,000											
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	45,000.00	22,500.00	22,500							