

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
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	06
NEIGHBORHOOD/LOC	27316.090 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,980	100	
UOP	128	25	
TOTALS	2,108		2,012

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%	- 2016	Heated Area: 1980		HX Base Yr 2016																
<div style="border: 1px solid black; padding: 10px; margin: 10px;"> <p style="text-align: center; color: blue;">BAS</p> <p style="text-align: center; color: blue;">UOP</p> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <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>04/14/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026	MLU	
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			04/14/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		123,231	
TOTAL MARKET OB/XF VALUE		12,837	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		161,068	
SOH/AGL Deduction		74,309	
ASSESSED VALUE		86,759	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		35,348	
TOTAL JUST VALUE		161,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24255	M H	427	03/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/2332	1/21/2015	WD Q	I	01		77,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: JOHN F COLEMAN						
1271/1784	3/24/2014	WD U	I	18		45,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: IRONWOOD HOMES OF L						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	121,271
UOP	128	25		32	1,960
TOTALS	2,108			2,012	123,231

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	100	0	0	1,054.00	UT	3.00	3.00	100
2	0120	CLFENCE	4	0	100	0	250.00	UT	7.50	7.50	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100

TOTAL OB/XF											
12,837											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W66 S30 E28 UOP= S8 E16 N8 W16\$ E38 N30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	25,000.00	25,000.00	25,000							