

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	60		
Interior Floo	08	SHT VINYL	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	0	0	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	27316.10 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2026	1,404	151,613
TOTALS	1,404			1,404	151,613

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026	Heated Area: 1404			HX Base Yr				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			151,613
TOTAL MARKET OB/XF VALUE			3,400
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			168,013
SOH/AGL Deduction			0
ASSESSED VALUE			168,013
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			168,013
TOTAL JUST VALUE			168,013
NCON VALUE			155,013
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			13,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052417	Mobile Home		02/22/2025
000050032	Right-of-Way Acce		06/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2343	6/26/2025	WD	Q	I	01	225,000

GRANTOR: 2911 PROPERTIES LLC  
GRANTEE: SHAW JUSTIN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=100,10] S27 W52 N27 E52 \$	

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	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
2	0081	DECKING WI	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							