



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	13	LAM/VN/PLK 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		06
NEIGHBORHOOD/LOC	27316.070 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,679	100
FOP	200	35
FSP	380	40
UST	368	45
TOTALS	2,627	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2021	72.45	149,754	1975	1975	0	0	60.00	40.00

Heated Area: 1679 HX Base Yr 2021

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			59,902
TOTAL MARKET OB/XF VALUE			21,920
TOTAL LAND VALUE - MARKET			12,240
TOTAL MARKET VALUE			94,062
SOH/AGL Deduction			27,779
ASSESSED VALUE			66,283
TOTAL EXEMPTION VALUE	HX HB		41,283
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			94,062
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			91,209
XFOB:1:1: TALL OAKS M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049609	Solar Power Syste	26,400	04/12/2024
000048702	Electrical Servic	0	11/20/2023

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0210	GARAGE U	0 100	24 30	720.00
2	0120	CLFENCE 4	0 100	0 0	1.00
3	9945	Well/Sept	0 100	0 0	1.00
4	0294	SHED WOOD/	0 100	0 0	1.00
5	0296	SHED METAL	0 100	0 0	1.00
6	0166	CONC,PAVMT	0 100	0 0	1.00
7	0060	CARPORT F	0 100	0 0	1.00
8	0169	FENCE/WOOD	0 100	0 0	1.00

TOTAL OB/XF															
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	0210	GARAGE U	0 100	24 30	720.00	UT	6.00	6.00	100	0	0	3	100	4,320	
2	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	2000	2000	3	100	400	
3	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0 100	0 0	1.00	UT	0.00	0.00	100	2000	2000	3	100	200	
5	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,500	
6	0166	CONC,PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
7	0060	CARPORT F	0 100	0 0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
8	0169	FENCE/WOOD	0 100	0 0	1.00	UT	3,800.00	3,800.00	100	2023	2022		100	3,800	
TOTALS															

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/0074	12/20/2019	WD	Q	I	01	70,000
GRANTOR: LINDA M FIRESTINE						
GRANTEE: RANDY & TRACY CAMPB						
0808/1267	7/27/1995	WD	Q	I		52,000
GRANTOR: CLYDE & SHIRLEY FREEM						
GRANTEE: JAMES & LINDA FIRES						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 FSP= N10 W38 S10 E38\$ W61 S23 E31 FOP= S10 E20N10 W20\$ E42 UST= E16 N23 W16 S23\$ N23\$.

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	0102	C	SFR/MH	100		RSF/MH	4.00	214.00	2.00	LT		1.00	1.00	0.90	6,800.00	6,120.00	12,240							