



| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|--------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 31 | VINYL SID | 100 | | |
| Exterior Wall | 00 | N/A | 0 | | |
| Roof Structure | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 14 | PREFIN MT | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 08 | SHT VINYL | 50 | | |
| Interior Floor | 14 | CARPET | 50 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Bedrooms | | 3 | 100 | | |
| Bathrooms | | 2 | 100 | | |
| Frame | 01 | NONE | 100 | | |
| Stories | 1. | 1. | 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 | 27617.010 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,556 | 100 | 2026 | 1,556 | 179,173 |
| FOP | 172 | 35 | 2026 | 60 | 6,909 |
| TOTALS | 1,728 | | | 1,616 | 186,082 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|----------------|----------------|-----|-----|------------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 2 | MANUF | 3 | 100% | - 2026 | | | | | | | | |
| | | | | Heated Area: | 1556 | | | HX Base Yr | 2026 | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 186,082 |
| TOTAL MARKET OB/XF VALUE | | | 29,600 |
| TOTAL LAND VALUE - MARKET | | | 65,130 |
| TOTAL MARKET VALUE | | | 280,812 |
| SOH/AGL Deduction | | | 125,450 |
| ASSESSED VALUE | | | 155,362 |
| TOTAL EXEMPTION VALUE | | | 51,411 |
| BASE TAXABLE VALUE | | | 103,951 |
| TOTAL JUST VALUE | | | 280,812 |
| NCON VALUE | | | 186,082 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 152,192 |
| PRMT: 2:1: COONEY | | | |
| | | | |
| | | | |
| | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 000052556 | Mobile Home | | 03/12/2025 |
| 000052553 | Right-of-Way Acce | | 03/11/2025 |
| 13571 | M H | 125 | 01/30/1998 |
| 6879 | PUMP/UTPOL | 60 | 02/23/1993 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1531/1168 | 1/14/2025 | WD | Q | I | 03 | 190,000 |
| GRANTOR: BLEUER NICOLE | | | | | | |
| GRANTEE: BERRY TRACY A | | | | | | |
| 1326/0957 | 6/17/2016 | WD | U | I | 39 | 62,000 |
| GRANTOR: DIANE B MAYER & FREDE | | | | | | |
| GRANTEE: NICOLE BLEUER | | | | | | |

| 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 600 |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 |
| 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 | 2013 | 2013 | 3 | 100 | 200 |
| 5 | 0040 | BARN, POLE | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 20,000 |
| 6 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 |
| 7 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 |
| TOTALS | | | | | | | | | | | | | 29,600 | | | |

| BLD DATE | | LGL DATE | |
|------------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| 03/04/1998 | | 05/06/2026 | MLU |

| BUILDING NOTES | | | | | | | | | | | | |
|---------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | |
| BAS=[YR=2026;ORIG=0,-10] W64 S27 E48 N9 E9 N4 E7 N14 \$ | | | | | | | | | | | | |
| FOP=[YR=2026;ORIG=0,4] W7 S4 W9 S9 E16 N13 \$ | | | | | | | | | | | | |

| 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 | | 00 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,130 | | | | | | | | |