

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 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		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
TOTALS	1,104		1,104
			30,576

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	0% - 0		69.24	76,441	1986	1986	0	0	60.00	40.00													
			Heated Area: 1104			HX Base Yr																		
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>23 48 23</p> <p>BAS</p> <p>48</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>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			30,576
TOTAL MARKET OB/XF VALUE			11,100
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			59,676
SOH/AGL Deduction			8,125
ASSESSED VALUE			51,551
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			51,551
TOTAL JUST VALUE			59,676
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			54,219
PRMT: 2:1: GRAHAM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
40086	ELECTRICAL	0	07/01/2020
12340	M H	125	03/31/1997
10199	M H	125	09/15/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0513	5/27/2016	WD Q	Q	I	01	65,000
GRANTOR: CHARLES TIMMONS						
GRANTEE: JAMES E SPROUSE						
1300/1116	8/25/2015	PR U	U	I	30	100
GRANTOR: CHARLES TIMMONS AS PE						
GRANTEE: CHARLES TIMMONS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018

TOTAL OB/XF												
11,100												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W48 S23 E48 N23\$.												

LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT																								
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00																								
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