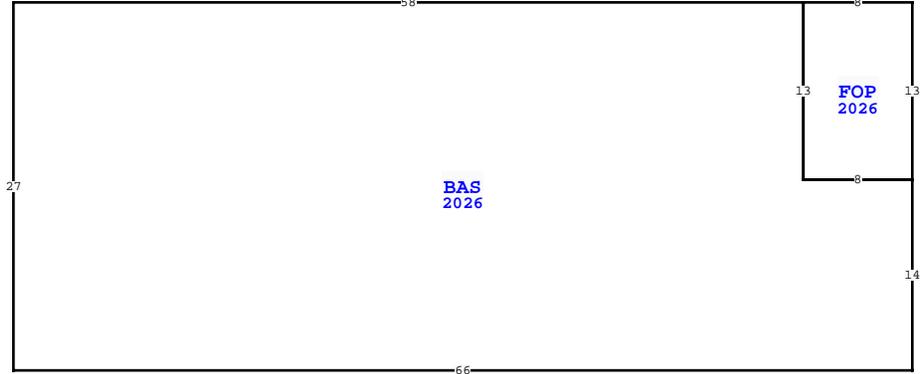


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,678	100	2026
FOP	104	35	2026
TOTALS	1,782		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,714	83.4480	52.57	90,105	1995	1995	0	0	20	60.00	20.00
3 MOBILE HME 0% - 2026 Heated Area: 1678 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		111,142	
TOTAL MARKET OB/XF VALUE		19,995	
TOTAL LAND VALUE - MARKET		38,250	
TOTAL MARKET VALUE		169,387	
SOH/AGL Deduction		0	
ASSESSED VALUE		169,387	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		169,387	
TOTAL JUST VALUE		169,387	
NCON VALUE		95,706	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		82,094	
SALE:5:1: VACANT LAND			
SALE:4:1: DEEDED BACK TO SELLER			
SALE:3:1: 5 ACRES VACANT LAND			
SALE:2:1: TWO REAL ESTATE DEALERS-NOT SURE IF QUAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053809	Mobile Home		08/11/2025
000053642	Right-of-Way Acce		07/23/2025
11298	M H	125	06/19/1996
9284	M H	125	01/25/1995
7911	M H	100	12/20/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2759	3/17/2025	WD	Q	I	03	122,000
GRANTOR: MUNDEN MARCI						
GRANTEE: 4B LAND & PROPERTIE						
1445/2795	8/26/2021	LE	U	I	14	100
GRANTOR: SPECTOR LARYMA (ENH L						
GRANTEE: MUNDEN MARCI (RMDR)						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0294	SHED WOOD/	0	0 16 12	1.00 UT 0.00
2	0190	FPLC PF	0	0 0 0	1.00 UT 1,200.00
3	0001	RES MISC	0	0 0 0	1.00 UT 0.00
4	9945	Well/Sept	0	0 0 0	1.00 UT 7,000.00
5	9947	Septic	0	0 0 0	1.00 UT 3,000.00
6	0169	FENCE/WOOD	0	0 0 0	1.00 UT 300.00
7	0261	PRCH, UOP	0	0 0 0	1.00 UT 300.00
8	0261	PRCH, UOP	0	0 0 0	1.00 UT 1,500.00
9	0261	PRCH, UOP	0	0 0 0	1.00 UT 300.00
10	0261	PRCH, UOP	0	0 0 0	1.00 UT 900.00

TOTAL OB/XF												
19,995												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0294	SHED WOOD/	0	0 16 12	1.00	UT	0.00	0.00	100	1996	1996	3
2	0190	FPLC PF	0	0 0 0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3
3	0001	RES MISC	0	0 0 0	1.00	UT	0.00	0.00	100	2018	2018	3
4	9945	Well/Sept	0	0 0 0	1.00	UT	7,000.00	7,000.00	100			3
5	9947	Septic	0	0 0 0	1.00	UT	3,000.00	3,000.00	100			3
6	0169	FENCE/WOOD	0	0 0 0	1.00	UT	300.00	300.00	100	2026	2025	100
7	0261	PRCH, UOP	0	0 0 0	1.00	UT	300.00	300.00	100	2026	2025	100
8	0261	PRCH, UOP	0	0 0 0	1.00	UT	1,500.00	1,500.00	100	2026	2025	100
9	0261	PRCH, UOP	0	0 0 0	1.00	UT	300.00	300.00	100	2026	2025	100
10	0261	PRCH, UOP	0	0 0 0	1.00	UT	900.00	900.00	100	2026	2025	100

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	4.00
2	0200	C	MBL HM	0		00	0.00	0.00	1.00

D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	1.00	0.85	9,000.00	7,650.00	30,600							
1.00	1.00	1.00	0.85	9,000.00	7,650.00	7,650							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=10,-10] W58 S27 E66 N14 W8 N13 \$												
FOP=[YR=2026;ORIG=10,-10] E8 S13 W8 N13 \$												

