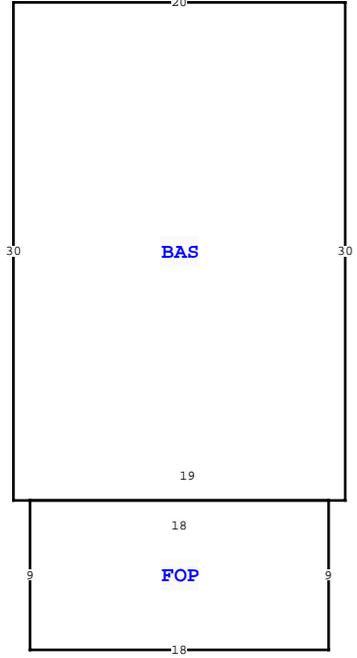




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04		SINGLE SID	100	
Roof Structur	04		WOOD TRUSS	100	
Roof Cover	14		PREFIN MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	09		PINE WOOD	100	
Ceiling	02		F.NOT SUS	100	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Fixtures			2	100	
Frame	02		WOOD FRAME	100	
Story Height			8	100	
RMS			2	100	
Stories	1.		1.	100	
Units			0	100	
Quality		03	03		
DOR CODE	5028 IMP AG/MH/PARKING				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	28316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	18,522
FOP	162	30		49	1,513
TOTALS	762			649	20,034

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 0		40,069	1960	1960	0	0	50.00	50.00
Heated Area: 600						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	20,034	
TOTAL MARKET OB/XF VALUE	257,672	
TOTAL LAND VALUE - MARKET	270,000	
TOTAL MARKET VALUE	445,408	
SOH/AGL Deduction	0	
ASSESSED VALUE	445,408	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	445,408	
TOTAL JUST VALUE	547,706	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	547,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054840	Mobile Home		01/16/2026
000052475	Roof Replacement	16,750	03/03/2025
000052056	Roof Replacement	8,100	01/14/2025
000051846	Roof Replacement	16,750	12/16/2024
000051847	Roof Replacement	12,000	12/16/2024
000051541	Roof Replacement	12,825	11/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/0049	12/30/2005	WD	Q	I	01	135,100
GRANTOR: MARK AND PATTI GOODSO						
GRANTEE: FIVE ASH FOREST LLC						
1004/0584	1/07/2004	WD	Q	I		324,000
GRANTOR: NEWTON D FIVEASH						
GRANTEE: MARK S & PATTI GOOD						

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	0259	MHP HOOKUP	0	0	0	0	51.00	UT	4,300.00	4,300.00	70	2007	2007	3	70	153,510	
2	0260	PAVEMENT-A	0	0	800	30	24,000.00	UT	1.85	1.85	70	2007	2007	3	70	31,080	
3	0260	PAVEMENT-A	0	0	160	2	4,320.00	UT	1.85	1.85	70	2007	2007	3	70	5,594	
4	0260	PAVEMENT-A	0	0	500	4	38,000.00	UT	1.85	1.85	55	2007	2007	3	55	38,665	
5	0040	BARN, POLE	0	0	27	39	1,053.00	UT	3.00	3.00	100	2007	2007	3	100	3,159	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
8	0166	CONC, PAVMT	0	0	20	54	1,080.00	UT	2.00	2.00	100	2021	2020		100	2,160	
9	0210	GARAGE U	0	0	24	22	1.00	UT	8,384.00	8,384.00	100	2021	2020		100	8,384	
10	0166	CONC, PAVMT	0	0	24	15	1.00	UT	720.00	720.00	100	2021	2020		100	720	

TOTAL OB/XF												245,272			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2025						MLU			

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W20 S30 E1 FOP= S9 E18 N9 W18 E19 N30\$.											

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	2810	C	MH PARK	0		RMH-P	0.00	0.00	21.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	161,250							
2	5500	A	TIMBER 2	0		00	0.00	0.00	14.50	AC		1.00	1.00	1.00	445.00	445.00	6,452							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	14.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	108,750							

