



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL	SID	100		
Exterior Wall	00	N/A		0		
Roof Structure	03	GABLE/HIP		100		
Roof Cover	03	COMP	SHNGL	100		
Interior Wall	05	DRYWALL		100		
Interior Floor	08	SHT	VINYL	100		
Interior Floor	00	N/A		0		
Air Condition	03	CENTRAL		100		
Heating Type	04	AIR DUCTED		100		
Bedrooms		3		100		
Bathrooms		2		100		
Frame	01	NONE		100		
Stories		0		100		
Units		0		100		
Condition Adj	03			100		
Kitchen Adjus	01			100		
Quality	05	05				
DOR CODE	0200	MOBILE HOME				
MAP NUM		MKT AREA		02		
NEIGHBORHOOD/LOC	29516.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,140	100	2026	1,140	127,506	
TOTALS	1,140			1,140	127,506	

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	2	0%	- 2026								Heated Area: 1140 HX Base Yr													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																							
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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			127,506
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			110,330
TOTAL MARKET VALUE			244,836
SOH/AGL Deduction			37,639
ASSESSED VALUE			207,197
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			207,197
TOTAL JUST VALUE			244,836
NCON VALUE			134,506
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053230	Mobile Home		05/27/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2151	12/22/2020	WD	Q	I	05	300,000
GRANTOR: CLEMENT SANDRA J &						
GRANTEE: CAINES AARON A						
0958/0004	7/10/2002	WD	Q	V		53,000
GRANTOR: BKL PARTNERSHIP						
GRANTEE: SANDRA CLEMENT & RU						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=20,16] E76 S15 W76 N15 \$													

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

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	0					10.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,330							