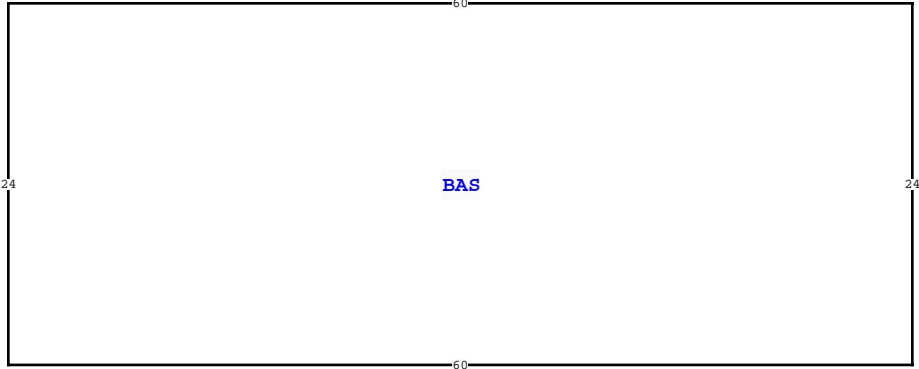




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
TOTALS	1,440		17,077

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	100%	- 2025		56,923	1979	1979	0	0	10	60.00	30.00
				Heated Area: 1440				HX Base Yr	2026			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			17,077
TOTAL MARKET OB/XF VALUE			11,300
TOTAL LAND VALUE - MARKET			94,145
TOTAL MARKET VALUE			122,522
SOH/AGL Deduction			0
ASSESSED VALUE			122,522
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			71,111
TOTAL JUST VALUE			122,522
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/2798	7/01/2022	WD	Q	I	01	190,000
GRANTOR: WAINWRIGHT JEFFREY D						
GRANTEE: TRAN KAI KIM						
0824/0593	6/27/1996	WD	Q	I		58,000
GRANTOR: COWAN						
GRANTEE: WAINWRIGHT						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0031	BARN,MT AE	0.00
2	9945	Well/Sept	7,000.00
3	0252	LEAN-TO W/	800.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/07/2025		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S24 E60 N24\$.	

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		A-1	0.00	0.00	9.91	AC		1.00	1.00	1.00	9,500.00	9,500.00	94,145							