

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	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	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2025
TOTAL ADJ AREA	1,512		
SUBAREA MARKET VALUE	173,366		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	- 2025	Heated Area: 1512			HX Base Yr 2025			
TOTALS	1,512		1,512	173,366							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		418,279	
TOTAL MARKET OB/XF VALUE		35,200	
TOTAL LAND VALUE - MARKET		111,870	
TOTAL MARKET VALUE		565,349	
SOH/AGL Deduction		0	
ASSESSED VALUE		565,349	
TOTAL EXEMPTION VALUE		HX HB DH DHB 102,822	
BASE TAXABLE VALUE		462,527	
TOTAL JUST VALUE		565,349	
NCON VALUE		22,200	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		538,145	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050525	Mobile Home		08/12/2024
000050311	Mobile Home		07/19/2024
000050207	Mobile Home		07/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1342	4/26/2024	WD	Q	V	01	90,000
GRANTOR: CHONSKY MELISSA ANN						
GRANTEE: EBNER-HERZOG INGRID						
1179/1404	8/18/2009	QC	U	V	11	100
GRANTOR: JOHN & MELISSA CHONSK						
GRANTEE: MELISSA CHONSKY						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100
4	0070	CARPORT UF	0	100	20	20	1.00	UT	1,600.00	100
5	0070	CARPORT UF	0	100	20	20	1.00	UT	1,600.00	100
6	0070	CARPORT UF	0	100	20	30	1.00	UT	2,400.00	100
7	0070	CARPORT UF	0	100	20	20	1.00	UT	1,600.00	100
8	0070	CARPORT UF	0	100	20	20	1.00	UT	1,600.00	100
9	0261	PRCH, UOP	0	100	12	18	1.00	UT	2,160.00	100
10	0261	PRCH, UOP	0	100	10	30	1.00	UT	3,000.00	100

TOTAL OB/XF											
26,960											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.17	AC	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=16,17] E56 S27 W56 N27 \$											



ELEMENT		CD	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		4		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		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	30516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	244,913
TOTALS	2,280			2,280	244,913

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	2	100% - 2025		Heated Area: 2280					HX Base Yr	2025

BAS
2025

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
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TOTAL MARKET OB/XF VALUE			35,200
TOTAL LAND VALUE - MARKET			111,870
TOTAL MARKET VALUE			565,349
SOH/AGL Deduction			0
ASSESSED VALUE			565,349
TOTAL EXEMPTION VALUE	HX HB DH DHB		102,822
BASE TAXABLE VALUE			462,527
TOTAL JUST VALUE			565,349
NCON VALUE			22,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			538,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1342	4/26/2024	WD	Q	V	01	90,000
GRANTOR: CHONSKY MELISSA ANN						
GRANTEE: EBNER-HERZOG INGRID						
1179/1404	8/18/2009	QC	U	V	11	100
GRANTOR: JOHN & MELISSA CHONSK						
GRANTEE: MELISSA CHONSKY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=11,12] E76 S30 W76 N30 \$	

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
11	0261	PRCH, UOP	0	100	12	12	1.00	UT	1,440.00	100	2026	2025		100	1,440	
12	0294	SHED WOOD/	0	100	10	20	1.00	UT	2,400.00	100	2026	2025		100	2,400	
13	0294	SHED WOOD/	0	100	10	24	1.00	UT	2,400.00	100	2026	2025		100	2,400	
14	0294	SHED WOOD/	0	100	10	20	1.00	UT	2,000.00	100	2026	2025		100	2,000	
TOTALS															8,240	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV