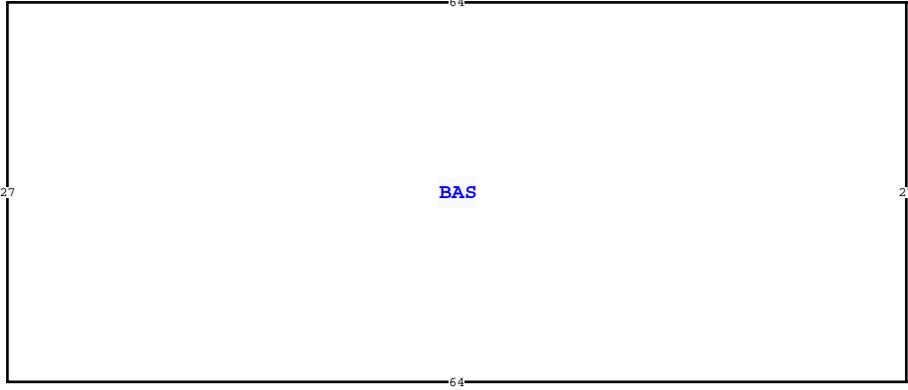




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	26 ALM SIDING 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Stories	0 100				
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	30516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	29,086
TOTALS	1,728			1,728	29,086

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2007		Heated Area: 1728					HX Base Yr 2007	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			147,293
TOTAL MARKET OB/XF VALUE			11,200
TOTAL LAND VALUE - MARKET			96,805
TOTAL MARKET VALUE			255,298
SOH/AGL Deduction			59,831
ASSESSED VALUE			195,467
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			144,056
TOTAL JUST VALUE			255,298
NCON VALUE			121,207
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054628	Mobile Home		12/04/2025
18537	M H	125	07/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/0722	11/13/2006	QC	Q	I	01	100
GRANTOR: CINDY NIEDRINGHAUS &						
GRANTEE: CINDY & CHEYANNE NI						
1085/2718	6/01/2006	QC	Q	I	01	100
GRANTOR: CINDY NIEDRINGHAUS						
GRANTEE: CINDY NIEDRINGHAUS						

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

BUILDING NOTES	
BAS= N27 W64 S27 E64\$.	

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2008	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	
3	9947	Septic	0	100	0	0		1.00	UT 3,000.00	3,000.00	100	2026	2025	100	3,000	

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	100		A-1	0.00	0.00	10.19	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,805							

