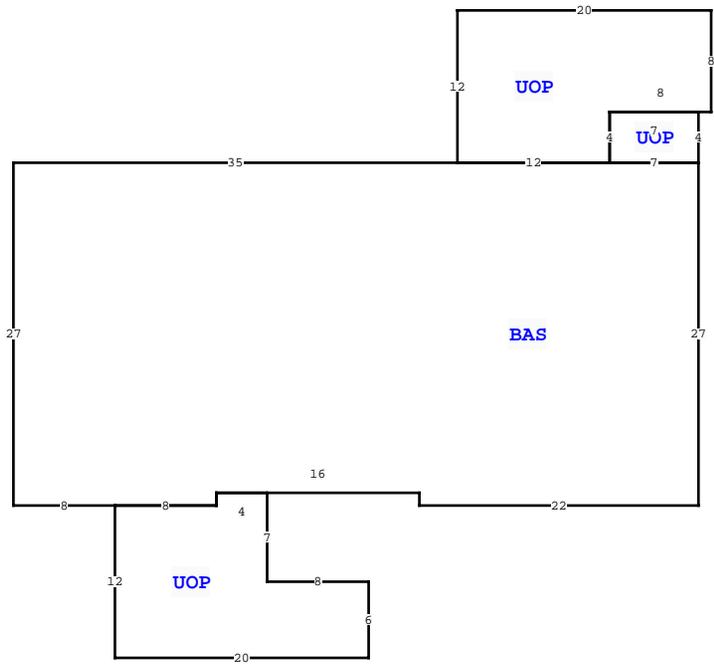


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LAM/VNLPLK 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 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	30717.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,442	100	
UOP	28	25	
UOP	196	25	
UOP	208	25	
TOTALS	1,874		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2026	Heated Area: 1442					HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			96,478
TOTAL MARKET OB/XF VALUE			8,550
TOTAL LAND VALUE - MARKET			42,980
TOTAL MARKET VALUE			148,008
SOH/AGL Deduction			0
ASSESSED VALUE			148,008
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			148,008
TOTAL JUST VALUE			148,008
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			75,900
XFOB:1:1: HOMES OF MERIT MH			
SALE:1:1: LOT 37, SASSAFRAS ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2516	9/18/2025	WD	U	I	41	227,100
GRANTOR: BALESKI DONNA						
GRANTEE: ROUSE BOBBY						
1420/1583	9/30/2020	WD	U	I	11	100
GRANTOR: SAMMY B NELSON & KATH						
GRANTEE: DONNA BALESKI						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0294	SHED WOOD/	0	0	0	0
2	0190	FPLC PF	0	0	0	0
3	9945	Well/Sept	0	0	0	0
4	0080	DECKING	0	0	0	0

TOTAL OB/XF																	
8,550																	
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	50	2013	2013	3	50	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

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
1	0102	C	SFR/MH	0		00	0.00	0.00	3.07	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,980							