

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	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	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	01
NEIGHBORHOOD/LOC	31417.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	2023
TOTALS	1,860		217,076

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: 1860			HX Base Yr 2025				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2023 </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
										04/22/2026	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		217,076	
TOTAL MARKET OB/XF VALUE		22,500	
TOTAL LAND VALUE - MARKET		61,920	
TOTAL MARKET VALUE		301,496	
SOH/AGL Deduction		0	
ASSESSED VALUE		301,496	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		200,085	
TOTAL JUST VALUE		301,496	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,685	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045344	Storage Building	14,500	08/31/2022
000044555	Mobile Home		05/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/948	3/17/2025	QC	U	I	11	100
GRANTOR: CORKUM RONALD						
GRANTEE: CORKUM RONALD						
1463/1484	4/01/2022	WD	Q	V	01	64,900
GRANTOR: COWBOY LAND HOLDINGS,						
GRANTEE: CORKUM RONALD						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=11,21] E60 S31 W60 N31 \$	

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	0030	BARN,MT	0	100	0	0		1.00	UT 12,300.00	100	2023	2022		100	12,300	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2023	2022		100	7,000	
3	0327	STABLES-SM	0	100	0	0		1.00	UT 3,200.00	100	2023	2022		100	3,200	
TOTAL OB/XF													22,500			

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	5.16	AC		1.00	1.00	1.00	12,000.00	12,000.00	61,920							