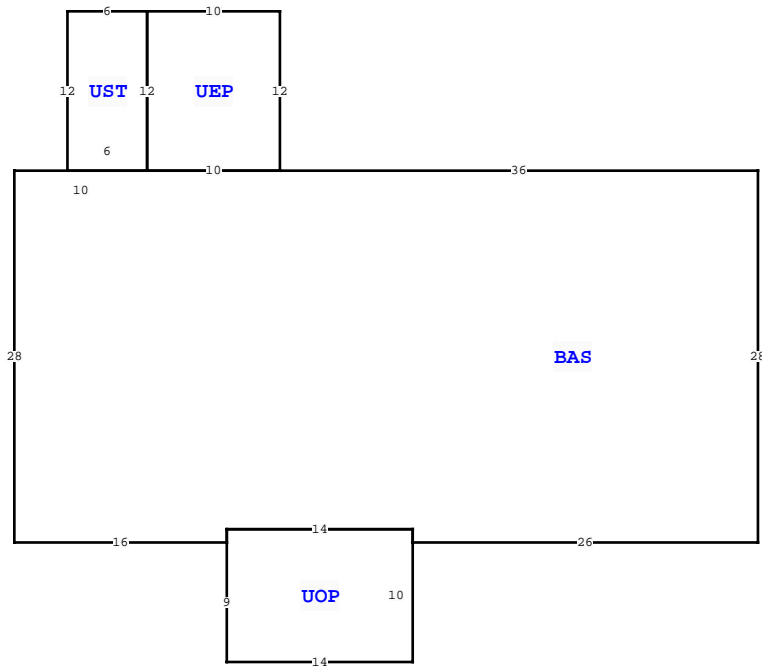


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	31517.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,554	100	
UEP	120	70	
UOP	140	25	
UST	72	45	
TOTALS	1,886		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	2019		118,566	1987	1987	0	0	60.00	40.00	Heated Area: 1554 HX Base Yr 2019	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			47,426
TOTAL MARKET OB/XF VALUE			8,100
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			77,526
SOH/AGL Deduction			36,381
ASSESSED VALUE			41,145
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			16,145
TOTAL JUST VALUE			77,526
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,526
SALE: 2:1: UNRECORDED INSTRUMENT.			
XFOB: 1:1: REGA MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1186	11/03/2023	WD	U	I	11	100
GRANTOR: COURSON DAVID						
GRANTEE: JORDAN AMANDA						
1372/1799	11/14/2018	WD	U	I	11	100
GRANTOR: DAVID W COURSON						
GRANTEE: AMANDA J COMSTOCK &						

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	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300			
2	0130	CLFENCE	5	0	100	0	UT	0.00	0.00	100	2017	2017	3	100	200			
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000			
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	600			
TOTALS														1,886		1,705	47,426	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							