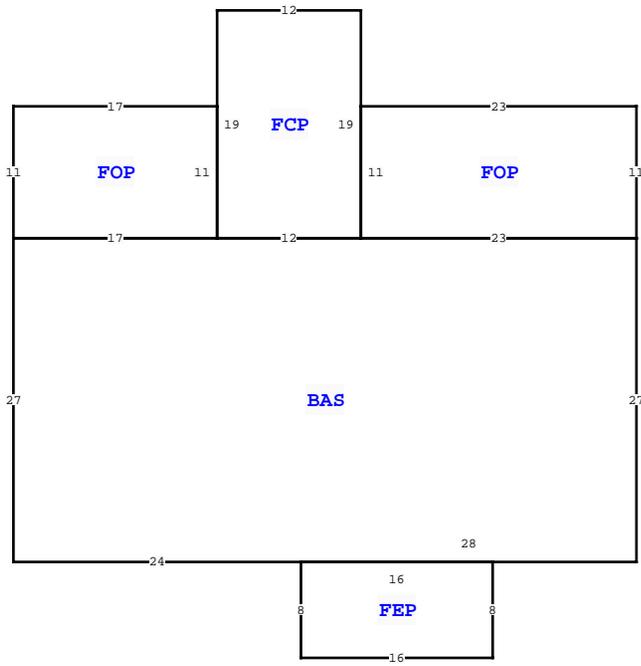


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	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	02				
NEIGHBORHOOD/LOC	31517.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	40,300
FCP	228	25		57	1,636
FEP	128	85		109	3,129
FOP	187	35		65	1,866
FOP	253	35		89	2,555
TOTALS	2,200			1,724	49,486

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%	- 2021		Heated Area: 1404					HX Base Yr 2021	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			49,486
TOTAL MARKET OB/XF VALUE			16,150
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			87,636
SOH/AGL Deduction			33,036
ASSESSED VALUE			54,600
TOTAL EXEMPTION VALUE	HX HB		29,600
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			87,636
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			78,277

SALE: 2:1: UNRECORDED INSTRUMENT.			
SALE: 1:1: LOT 7 UNIT 1 NEW HOPE ESTATES S/D			
XFOB: 1:1: PINE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1020	3/05/2020	QC	U	I	11	75,000
GRANTOR: WILLIAM M & LENA M BO						
GRANTEE: DAVID W & CAROLYN D						
1041/2569	3/21/2005	WD	Q	I		40,000
GRANTOR: JACK WALTERS						
GRANTEE: WILLIAM MARK BOWER						

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	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	2003	2003	3	100	600	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	2003	2003	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
5	0294	SHED WOOD/	0	100	30	36	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,400	
6	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
TOTALS															16,150		

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							