

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	04	04	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,944	100	2026
TOTALS	1,944		1,944 98,548

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: 1944					HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	98,548		
TOTAL MARKET OB/XF VALUE	50,928		
TOTAL LAND VALUE - MARKET	453,805		
TOTAL MARKET VALUE	193,594		
SOH/AGL Deduction	0		
ASSESSED VALUE	193,594		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	193,594		
TOTAL JUST VALUE	603,281		
NCON VALUE	98,548		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	306,709		
SALE:18:1: 11.25 ACRES			
SALE:16:1: 12.71 AC			
SALE:12:1: SALE PRICE IS FAR BELOW MKT FOR AREA			
SALE:2:1: 11.25 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053524	Mobile Home		07/05/2025
13415	M H	125	12/16/1997
13214	PUMP/UTPOL	30	10/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1192/1515	4/05/2010	QC	U	I	11	100
GRANTOR: MICHAEL & ANN MILLER						
GRANTEE: CLAYTON & JUDY O'QUINN						
1187/2462	1/21/2010	WD	U	V	11	100
GRANTOR: KOON'S TIMBER & LUMBE						
GRANTEE: WILLIAM D KOON JR &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	16	34	544.00	UT	7.50	7.50	100
2	0214	GRN HOUSE	0	0	20	70	1,400.00	UT	3.00	3.00	50
3	0040	BARN, POLE	0	0	28	52	1,456.00	UT	3.00	3.00	40
4	0040	BARN, POLE	0	0	40	46	1,840.00	UT	3.00	3.00	40
5	0040	BARN, POLE	0	0	16	34	544.00	UT	3.00	3.00	40
6	0295	SPKLR SYS	0	0	0	0	1.00	UT	0.00	0.00	100
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
8	0214	GRN HOUSE	0	0	0	0	4,200.00	UT	7.00	7.00	50
9	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100
10	0041	BARN, MACH	0	0	40	48	1,920.00	UT	7.00	7.00	100

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
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC	
2	6900	A	ORNAMENTAL	0		00	0.00	0.00	59.50	AC	
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.51	AC	
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.50	AC	
5	9910	M	MKT. VAL. AG	0		00	0.00	0.00	81.51	AC	
TOTAL OB/XF 50,928											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=17,13] E72 S27 W72 N27 \$											

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6900	A	ORNAMENTAL	0		00	0.00	0.00	59.50	AC		1.00	1.00	1.00	550.00	550.00	32,725							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.51	AC		1.00	1.00	1.00	280.00	280.00	2,943							
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	281.00	281.00	2,950							
5	9910	M	MKT. VAL. AG	0		00	0.00	0.00	81.51	AC		1.00	1.00	1.00	5,500.00	5,500.00	448,305							