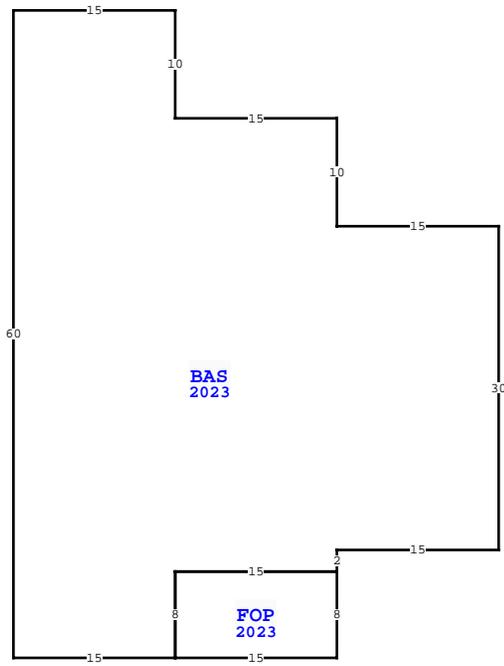




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	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	5000	IMPROVED	AG
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,980	100	2023
FOP	120	35	2023
TOTALS	2,100		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	2	100%	-	2023						
Heated Area: 1980						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		217,062	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		57,680	
TOTAL MARKET VALUE		234,542	
SOH/AGL Deduction		49,916	
ASSESSED VALUE		184,626	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		133,215	
TOTAL JUST VALUE		281,742	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,311	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043323	Modular Building		12/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/0048	10/22/2015	WD	Q	I	01	90,000
GRANTOR: GENE S & LISA G SPAUL						
GRANTEE: COBY D & MARIA E FI						
1193/1426	4/28/2010	WD	Q	I	01	75,000
GRANTOR: JOYNCE ANN TYRE						
GRANTEE: GENE S & LISA G SPA						

EXTRA FEATURES	
L N	OB/XF CODE
1	9945

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/11/2025	MLU	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=0,-20] W15 N10 W15 N10 W15 S60 E15 N8 E15 N2 E15 N30 \$											
FOP=[YR=2023;ORIG=-30,12] E15 S8 W15 N8 \$											

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					1.49	AC		1.00	1.00	1.00	3,500.00	3,500.00	5,215							
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	6200	A	PASTURE 3	0		00	0.00	0.00	4.50	AC		1.00	1.00	1.00	280.00	280.00	1,260							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.99	AC		1.00	1.00	1.00	3,500.00	3,500.00	52,465							