

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32516.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,984	100	
FOP	390	35	
TOTALS	2,374		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100% - 2022																				
Heated Area: 1984						HX Base Yr 2022																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,147
TOTAL MARKET OB/XF VALUE			34,200
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			241,347
SOH/AGL Deduction			135,702
ASSESSED VALUE			105,645
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			54,234
TOTAL JUST VALUE			241,347
NCON VALUE			18,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045308	Electrical Servic	0	08/29/2022
000044272	Electrical Servic	0	04/26/2022
22340	M H	268	09/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/145	10/07/2021	WD Q	I	01		205,000
GRANTOR: BALKCOM MCKINLEY H						
GRANTEE: LEITHEISER JOHN E J						
1244/2529	10/31/2012	WD U	I	11		100
GRANTOR: CORNELIA M BALKCOM						
GRANTEE: MCKINLEY H BALKCOM						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2020	2020	3	100	2,000	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0		1.00	UT 1,000.00	100	2022	2021		100	1,000	
5	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	100	2023	2022		80	4,800	
6	0030	BARN, MT	0	100	30	25		1.00	UT 7,500.00	100	2026	2025		100	7,500	
7	0030	BARN, MT	0	100	30	40		1.00	UT 8,500.00	100	2026	2025		100	8,500	
8	0262	PRCH, FOP	0	100	0	0		1.00	UT 2,200.00	100	2026	2025		100	2,200	

TOTAL OB/XF												34,200					
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W17 FOP= N13 W30 S13 E30\$ W47 S31 E64 N31\$.											

LAND DESCRIPTION												TOTAL OB/XF												34,200					
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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												