

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 Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	01
NEIGHBORHOOD/LOC	33416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,984	100	
TOTALS	1,984		1,984

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	- 2022	Heated Area: 1984		HX Base Yr 2022				
TOTALS	1,984		1,984	125,957							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	125,957		
TOTAL MARKET OB/XF VALUE	16,700		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	202,657		
SOH/AGL Deduction	38,628		
ASSESSED VALUE	164,029		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	112,618		
TOTAL JUST VALUE	202,657		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	200,554		
LAND:1:1: 5.00 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38431	MAINT/ALTR	75	08/02/2019
20223	M H	125	12/11/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/2097	8/18/2021	WD Q	I	01		205,000
GRANTOR: STARLING HEIDI NICOLE						
GRANTEE: MAULDIN DANIEL A						
1355/0409	3/09/2018	WD Q	I	01		121,000
GRANTOR: JUSTIN G MORGAN						
GRANTEE: HEIDI NICOLE WELLS						

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	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2015	2015	3	100	1,000	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0264	PRCH,FSP	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	1,000	
5	0264	PRCH,FSP	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	2,000	
6	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	100	2022	2021		75	4,500	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE																								
01/21/2026 BY ks Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/19/2026 BY SYS																								