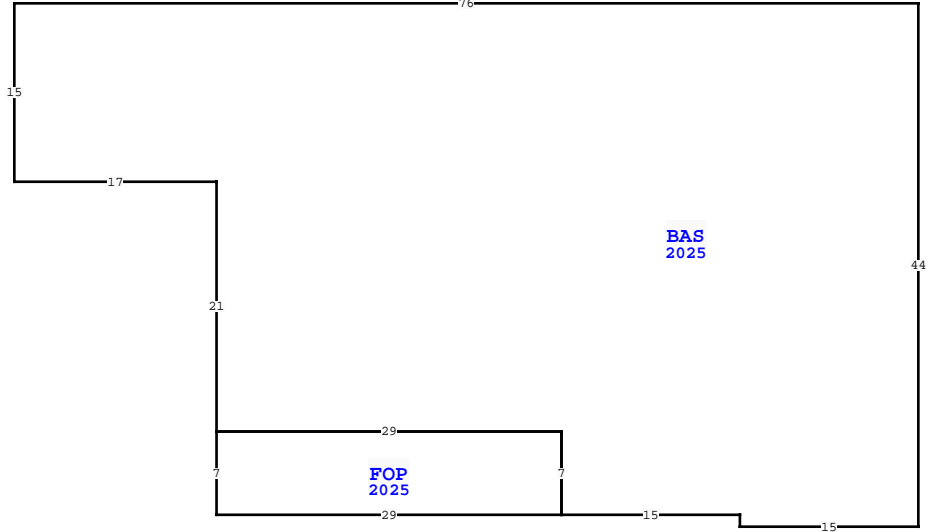


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	0201 MODULAR HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33516.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,604	100	2025
FOP	203	35	2025
TOTALS	2,807		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	3	100%	-	2025						
Heated Area: 2604						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			304,828
TOTAL MARKET OB/XF VALUE			48,670
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			418,498
SOH/AGL Deduction			121,728
ASSESSED VALUE			296,770
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			245,359
TOTAL JUST VALUE			418,498
NCON VALUE			3,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			405,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052451	Mobile Home		02/28/2025
000052228	Right-of-Way Acce		01/31/2025
000050629	Modular Building	0	08/21/2024
000050625	Right-of-Way Acce		08/21/2024
000049761	Storage Building	10,344	05/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/2695	10/31/2023	WD	Q	V	01	117,000
GRANTOR: GEORGE IAN						
GRANTEE: HARDEGREE KEVIN JER						
1413/1155	6/15/2020	WD	U	V	34	28,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: IAN & VALDA GEORGE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN,MT	0	100	26	35	910.00	UT	15.00	100	2025
2	0166	CONC,PAVMT	0	100	10	35	350.00	UT	3.00	100	2025
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2025
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2025
5	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	100	2025
6	0264	PRCH,FSP	0	100	16	26	416.00	UT	20.00	100	2025
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2025
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	8,250.00	100	2025
9	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	2026

TOTAL OB/XF												48,670												
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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=70,10] W76 S15 E17 S21 E29 S7 E15 S1 E15 N44 \$											
FOP=[YR=2025;ORIG=11,46] E29 S7 W29 N7 \$											