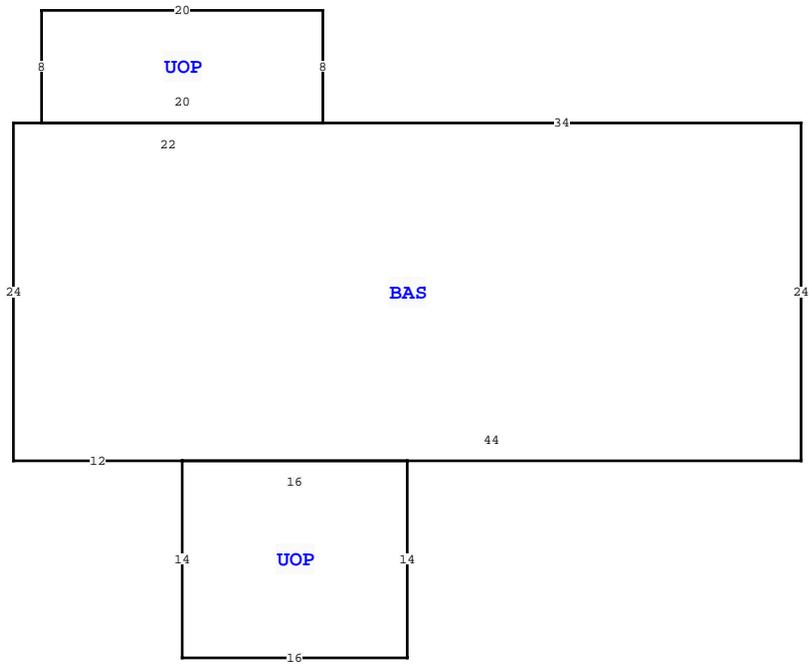




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
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	02
NEIGHBORHOOD/LOC	33516.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
UOP	160	25	
UOP	224	25	
TOTALS	1,728		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,440	115.9000	111.26	160,214	1997	1997	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2021 Heated Area: 1344 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			129,112
TOTAL MARKET OB/XF VALUE			13,631
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			197,743
SOH/AGL Deduction			34,779
ASSESSED VALUE			162,964
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			162,964
TOTAL JUST VALUE			197,743
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33237	M H	375	07/31/2015
27363	M H	348	09/24/2008
21737	M H	357	04/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
4007/1558	3/10/2020	TD	U	I	18	35,000
GRANTOR: CLERK OF COURT						
GRANTEE: IRA SEDOR, RONALD L						
1219/1453	8/08/2011	WD	U	I	12	30,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: GUARINO E JR & DANI						

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	0296	SHED METAL	0	0	0	0	361.00	UT	7.50	7.50	75	2006	2006	3	75	2,031													
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400													
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200													
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000													
TOTALS														1,728															

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

