



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,584	100	2023
FEP	396	80	2023
TOTALS	1,980		
		1,901	50,300

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2023		125,751	1989	1989	0	0	60.00	40.00
			Heated Area: 1584			HX Base Yr					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			131,378
TOTAL MARKET OB/XF VALUE			53,872
TOTAL LAND VALUE - MARKET			97,630
TOTAL MARKET VALUE			282,880
SOH/AGL Deduction			0
ASSESSED VALUE			282,880
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			282,880
TOTAL JUST VALUE			282,880
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,626
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046850	Roof Replacement	4,430	03/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/717	12/31/2021	WD	U	I	39	269,000
GRANTOR: KALB CHARLES H						
GRANTEE: RUSTIC PROPERTIES,						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	0030	BARN,MT	0 0	42 68	2,856.00	UT
2	0296	SHED METAL	0 0	0 0	1.00	UT
3	0296	SHED METAL	0 0	0 0	1.00	UT
4	0296	SHED METAL	0 0	0 0	1.00	UT
5	9947	Septic	0 0	0 0	1.00	UT
6	0060	CARPORT F	0 0	0 0	1.00	UT
7	9947	Septic	0 0	0 0	1.00	UT
8	0080	DECKING	0 0	0 0	1.00	UT
9	0081	DECKING WI	0 0	0 0	1.00	UT
10	9947	Septic	0 0	0 0	1.00	UT

TOTAL OB/XF											
TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130			
1.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	19,500			
1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=18,17] E66 S24 W66 N24 \$			
FEP=[YR=2023;ORIG=51,41] E33 S12 W33 N12 \$			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		I	0.00	0.00	5.01	AC	
2	0200	C	MBL HM	0		00	0.00	0.00	1.50	AC	
3	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC	



