



ELEMENT		CD	CONSTRUCTION
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	13	LAM/VNLPLK	100
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	01
NEIGHBORHOOD/LOC	34416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
USP	350	35	
TOTALS	1,754		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,526	119.0000	96.39	147,091	1995	2005	0	0	45.00	55.00		
1 MANUF 1 100% - 2024 Heated Area: 1404 HX Base Yr 2024													
BLD DATE: _____ LGL DATE: 04/22/2026 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			80,900
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			58,320
TOTAL MARKET VALUE			147,420
SOH/AGL Deduction			18,505
ASSESSED VALUE			128,915
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			72,504
TOTAL JUST VALUE			147,420
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044987	Roof Replacement	10,285	07/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1467	2/24/2023	WD Q	I	01		175,000
GRANTOR: GORILLA CAPITAL FLORI						
GRANTEE: BACCHIO ANTHONY						
1468/481	5/26/2022	WD U	I	37		49,000
GRANTOR: GREEN RUSSELL S						
GRANTEE: GORILLA CAPITAL FLO						

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	1995	1995	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.86	AC		1.00	1.00	1.00	12,000.00	12,000.00	46,320							

BUILDING NOTES													
BAS=[ORIG=0,0] W52 S27 E52 N27 \$ USP=[ORIG=-7,0] N10 W35 S10 E35 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W52 S27 E52 N27 \$ USP=[ORIG=-7,0] N10 W35 S10 E35 \$													