



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	03	COMP SHNGL	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		5	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	0200	MOBILE HOME			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	35516.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2023	2,100	237,764
TOTALS	2,100			2,100	237,764

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2023								
					Heated Area: 2100			HX Base Yr	2023			

BAS
2023

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		237,764	
TOTAL MARKET OB/XF VALUE		12,900	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		305,664	
SOH/AGL Deduction		123,080	
ASSESSED VALUE		182,584	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		131,173	
TOTAL JUST VALUE		305,664	
NCON VALUE		4,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,325	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042966	Mobile Home		10/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/356	9/10/2021	WD	Q	I	01	58,000
GRANTOR: HURST AMY C						
GRANTEE: BAUER JOSEPH A						
1423/1241	10/30/2020	WD	Q	I	01	44,000
GRANTOR: STEPHEN ROLDAN						
GRANTEE: AMY C HURST						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=19,9] E70 S30 W70 N30 \$	

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	100	0	0			1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
2	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
3	0296	SHED METAL	0	100	0	0			1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
4	0040	BARN, POLE	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	

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	55,000.00	55,000.00	55,000								