



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		175,381

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	MANUF	1	100%	-	2025							
Heated Area: 1800						HX Base Yr 2025						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">60</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">60</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
										05/06/2026	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		175,381	
TOTAL MARKET OB/XF VALUE		32,300	
TOTAL LAND VALUE - MARKET		99,000	
TOTAL MARKET VALUE		306,681	
SOH/AGL Deduction		241,400	
ASSESSED VALUE		65,281	
TOTAL EXEMPTION VALUE	HX HB	40,281	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		306,681	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,035	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27862	M H	491	06/08/2009
27785	SFR	511	05/01/2009
22518	M H	250	11/19/2004
16610	M H	125	02/17/2000
9583	M H	125	04/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/148	1/29/2024	WD	Q	I	05	475,000
GRANTOR: FORTE PETER						
GRANTEE: MCCUEN DAVID W						
1084/0758	5/11/2006	WD	Q	I		135,000
GRANTOR: JESSE WAYNE & KATHY A						
GRANTEE: THE 1031 EXCHANGE E						

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	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	400	
2	0030	BARN, MT	0	100	35	50		1,750.00	UT 12.00	100	2007	2007	3	100	21,000	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	300	
6	0258	PATIO	0	100	0	0		1.00	UT 0.00	100	2024	2023		100	500	
7	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2024	2023		100	1,500	
8	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2024	2023		100	800	
TOTALS													32,300			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S30 E60 N30\$.	

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	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000								