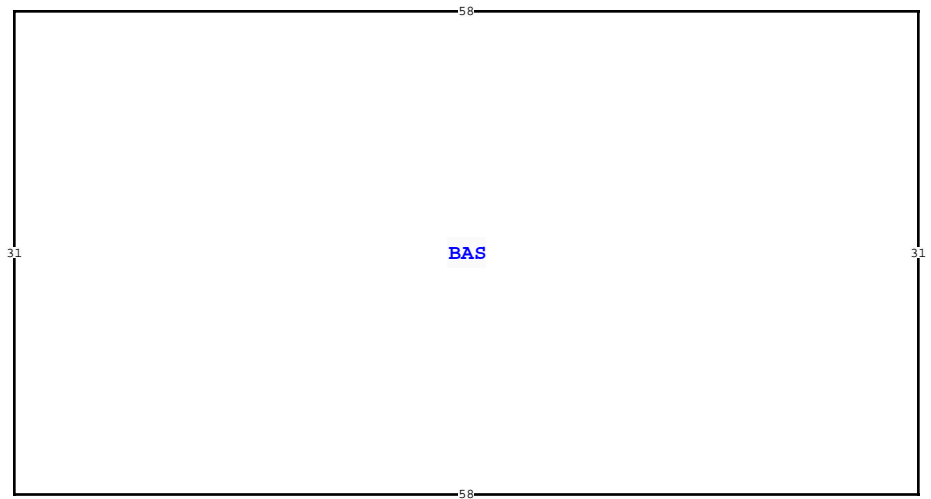


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,798	100	
TOTALS	1,798		1,798 111,637

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 2026	Heated Area: 1798			HX Base Yr 2026			
											
BLD DATE					LGL DATE	05/06/2026 MLU					
XF DATE					LAND DATE						
INC DATE					AG DATE						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,126
TOTAL MARKET OB/XF VALUE			37,400
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			294,526
SOH/AGL Deduction			40,608
ASSESSED VALUE			253,918
TOTAL EXEMPTION VALUE	HA HAB	25,000	
BASE TAXABLE VALUE			228,918
TOTAL JUST VALUE			294,526
NCON VALUE			99,089
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,437
BLDG:1:1: 1995 SKYLINE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052406	Mobile Home		02/21/2025
000052346	Right-of-Way Acce		02/17/2025
29245	MAINT/ALTR	35	03/17/2011
16548	M H	125	01/28/2000
8749	M H	125	08/19/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2025	5/08/2017	WD	Q	I	01	100,700
GRANTOR: TIMPHY J & ALEXIS L						
GRANTEE: JUAN CARLOS JIMENEZ						
0988/1127	6/13/2003	WD	Q	V	03	71,000
GRANTOR: WELLS FARGO						
GRANTEE: TIMOTHY J & ALEXIS						

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	0031	BARN,MT AE	0	50	30	30	900.00	UT	12.00	12.00	100	2005	2005	3	100	10,800	
2	0081	DECKING WI	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
6	0169	FENCE/WOOD	0	50	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
7	0070	CARPORT UF	0	50	0	0	1.00	UT	3,900.00	3,900.00	100	2026	2025		100	3,900	
8	0296	SHED METAL	0	50	0	0	1.00	UT	7,500.00	7,500.00	100	2026	2025		100	7,500	
TOTALS															37,400		

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	50		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

