

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	04 PLYWOOD 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	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,881	116.9000	70.14	131,933	1984	1984	0	0	60.00	40.00		
1 MOBILE HME 0% - 2024 Heated Area: 1560 HX Base Yr													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024
INC DATE		AG DATE	MLU

Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	36515.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	43,767
FOP	288	35		101	2,834
FOP	480	35		168	4,714
UOP	208	25		52	1,459
TOTALS	2,536			1,881	52,773

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
4	0070	CARPORT UF	0	0	28	36	1,008.00	UT	1.50	1.50	100	2013	2013	3	100	1,512	

LAND DESCRIPTION																	
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
1	0102	C	SFR/MH	0		A-1	150.00	300.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			STANDARD
VALUATION BY	Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE			52,773
TOTAL MARKET OB/XF VALUE			10,312
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			76,085
SOH/AGL Deduction			0
ASSESSED VALUE			76,085
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			76,085
TOTAL JUST VALUE			76,085
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,085

SALE: 2:2: REMAINDERMAN			
XFOB: 1:1: BERKSHIRE M H			
LAND: 1:1: 2.02 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38659	PUMP/UTPOL	50	09/26/2019
10912	PUMP/UTPOL	30	03/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/915	1/12/2023	WD U	I	I	39	14,000
GRANTOR: COX MICHELLE L						
GRANTEE: SW SPRUCE ROAD LAND						
1483/913	1/12/2023	WD U	I	I	39	35,000
GRANTOR: COX MICHELLE L						
GRANTEE: SW SPRUCE ROAD LAND						

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W20 FOP= N12 UOP= E10 N16 W13 S16 E3\$ W40 S12 E40\$ W40 S26 E19 FOP= S12E24 N12 W24\$ E41 N26\$.																	