

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM			03
NEIGHBORHOOD/LOC	18216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
BAS	672	100	
USP	288	35	
TOTALS	1,632		1,445 20,577

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,445	59.3400	35.60	51,442	1973	1973	0	0	60.00	40.00												
2 MOBILE HME 0% - 2014 Heated Area: 1344 HX Base Yr 2014																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/11/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/11/2025	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				154,843		
TOTAL MARKET OB/XF VALUE				13,200		
TOTAL LAND VALUE - MARKET				65,520		
TOTAL MARKET VALUE				233,563		
SOH/AGL Deduction				100,880		
ASSESSED VALUE				132,683		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				81,272		
TOTAL JUST VALUE				233,563		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				233,563		
BLDG:1:1: ALLA MH						
PERMIT NUM DESCRIPTION AMT ISSUED						
40313	ELECTRICAL	0	08/07/2020			
25623	M H	275	03/15/2007			
13610	M H	125	02/09/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/47	2/27/2026	WD	U	I	12	145,000
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: FRAZEE GEORGE T						
1559/772	1/14/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST FEDERAL BANK						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= N12 W56 S12 E56\$ BAS= W56 S12 E27 USP= S12 E24 N12 W24\$ E29 N12\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	10	15	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100

TOTAL OB/XF												13,200												
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	9.28	AC		1.00	1.00	1.00	6,500.00	6,500.00	60,320							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.80	6,500.00	5,200.00	5,200							

REVIEW DATE 11/09/2022 BY ks																													
Total Acres: 10.28					Total Land Value: 65,520					Market: 0					Agricultural: 0					Common: 65,520					PRINTED 03/25/2026 BY SYS				

