

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
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9516.0300 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,544	100	2,544
FOP	96	30	29
FSP	432	40	173
UOP	48	20	10
TOTALS	3,120		2,756

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	2009	228,858	2008	2008	0	0	35.00	65.00

Heated Area: 2544 HX Base Yr 2009

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	148,758		
TOTAL MARKET OB/XF VALUE	9,856		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	198,614		
SOH/AGL Deduction	85,184		
ASSESSED VALUE	113,430		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	58,430		
TOTAL JUST VALUE	198,614		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	205,479		
SALE:1:1: LOT 1, UNIT II, OAKFIELD ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26929	SFR	425	04/16/2008
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1003/1308	12/29/2003	WD Q V	23,000
GRANTOR: RUSSELL BENJAMIN & BE			
GRANTEE: WILLIAM L & NITA HI			
0949/0330	3/06/2002	WD U V 04	12,000
GRANTOR: STOKES NASSAU			
GRANTEE: RUSSELL BENJAMIN &			

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	0060	CARPORT F	0	100	18	40	UT	2.50	2.50	100	2008	2008	3	100	1,800	
2	0060	CARPORT F	0	100	20	20	UT	2.50	2.50	100	2008	2008	3	100	1,000	
3	0296	SHED METAL	0	100	12	24	UT	12.00	12.00	100	2008	2008	3	100	3,456	
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	2,200	
6	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	800	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0201	C	MOD HOME	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

TOTAL OB/XF																								
												9,856												