

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UEP	288	70	
UOP	336	25	
TOTALS	2,244		
TOTALS		1,906	114,212

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	100%	- 2024								Heated Area: 1620 HX Base Yr 2024	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	114,212		
TOTAL MARKET OB/XF VALUE	36,007		
TOTAL LAND VALUE - MARKET	40,400		
TOTAL MARKET VALUE	190,619		
SOH/AGL Deduction	37,654		
ASSESSED VALUE	152,965		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	102,243		
TOTAL JUST VALUE	190,619		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	191,127		
SALE:1:1: LOT 8, QUAIL RIDGE			
XFOB:1:1: REDM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26938	POOL	150	04/21/2008
20351	M H	125	01/24/2003
18988	M H	125	11/26/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1490/2734	3/09/2023	QC	U	I	11	100	
GRANTOR: PERRAULT TIM R							
GRANTEE: PERRAULT TIM R							
1361/1294	5/31/2018	WD	Q	I	01	129,000	
GRANTOR: TERRY FANNIN							
GRANTEE: TIM ROBERT & LESA P							

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	8	30	UT	7.50	7.50	100	1993	1993	3	100	1,800	
2	0280	POOL R/CON	0	100	0	0	UT	70.00	70.00	100	2008	2008	3	58	9,825	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	100	
5	0060	CARPORT F	0	100	40	28	UT	3.50	3.50	100	2010	2010	3	100	3,920	
6	0210	GARAGE U	0	100	26	32	UT	16.00	16.00	100	2015	2015	3	100	13,312	
7	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	50	
TOTALS														36,007		

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		00	0.00	0.00	4.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,400							