

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL SID 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo15HARDTILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame01NONE 100

Stories1. 1. 100

Architectual05CONV 100

Units0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC100000.011.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS320100202332035,453

BAS78410078486,861

FOP1,1442528631,687

FOP9230283,102

FSP16040647,091

UST7245323,546

UST7245323,546

TOTALS2,6441,546171,286

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10084DOCK-RIVER0100001,820.00UT14.5014.501001993199334010,556

20296SHED METAL0100001.00UT0.000.00100201620163100200

30166CONC, PAVMT0100001,072.00UT5.005.001002016201631005,360

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSSUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

10100CSFRSFR100A-177.00615.0076.92FF1.001.001.001,500.001,500.00115,380

REVIEW DATE09/08/2022BY CPTotal Acres: 1.09Total Land Value: 115,380Market: 0Agricultural: 0Common: 115,380PRINTED 11/10/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0300011,546111.7710136.36210,813199320100018.7581.25

1 SFR PILING 100% - 2024Heated Area: 1104HX Base Yr 2024

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE171,286

TOTAL MARKET OB/XF VALUE16,116

TOTAL LAND VALUE - MARKET115,380

TOTAL MARKET VALUE302,782

SOH/AGL Deduction0

ASSESSED VALUE302,782

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE252,060

TOTAL JUST VALUE302,782

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE305,417

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1471/12667/18/2022WDQI01450,000

GRANTOR: FAUNCE WILLIAM S & KA

GRANTEE: BROWN CHARLES B

0751/08819/20/1991WDU V 1224,000

GRANTOR: WILLIAM REAVES

GRANTEE: WILLIAM FAUNCE

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2023;DPR_YEAR=1993;ORIG=-72,-10] S38 E28 N18 E4 N20 W32 \$

BAS=[ORIG=-4,0] W28 S28 E28 N5 N23 \$

BAS=[ORIG=0,0] N10 W8 W24 S10 E28 E4 \$

FSP=[ORIG=-8,-10] N10 W16 S10 E16 \$

FOP=[ORIG=-4,23] E4 N23 W4 S23 \$

UST=[ORIG=7,-8] E18 N4 W18 S4 \$

UST=[ORIG=4,-18] N18 W4 S18 E4 \$