



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
Air Condition	02	WINDOW 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05 05			
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		07
NEIGHBORHOOD/LOC		860317.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	56,579
USP	48	35		17	1,253
UST	96	45		43	3,168
TOTALS		912		828	61,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	828	101.2000	113.34	93,846	1930	2000	0	0	0 35.00	65.00
1 SINGLE FAM			100% - 2021		Heated Area: 768			HX Base Yr 2021			
UST BAS USP											
TOTALS			912		828	61,000					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
TOTALS											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		*RSF	375.00	100.00	7,500.00	SF	
TOTALS											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		61,000	
TOTAL MARKET OB/XF VALUE		1,350	
TOTAL LAND VALUE - MARKET		7,125	
TOTAL MARKET VALUE		69,475	
SOH/AGL Deduction		14,361	
ASSESSED VALUE		55,114	
TOTAL EXEMPTION VALUE		HX HB DX 35,114	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		69,475	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		69,475	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
278	MAINT/ALTR	50	06/19/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1541/369	5/27/2025	WD	Q	I	01
GRANTOR: BOLIN WANDA G					SALE PRICE
GRANTEE: KELSEY AVERY					70,000
GRANTOR: THOMAS L MORAN JR (EN					
GRANTEE: WANDA G BOLIN (RMDR					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W8 UST= N6 W16 S6 E16\$ W24 S24 E32 N2 USP= E6 N8 W6 S8\$N22\$.											