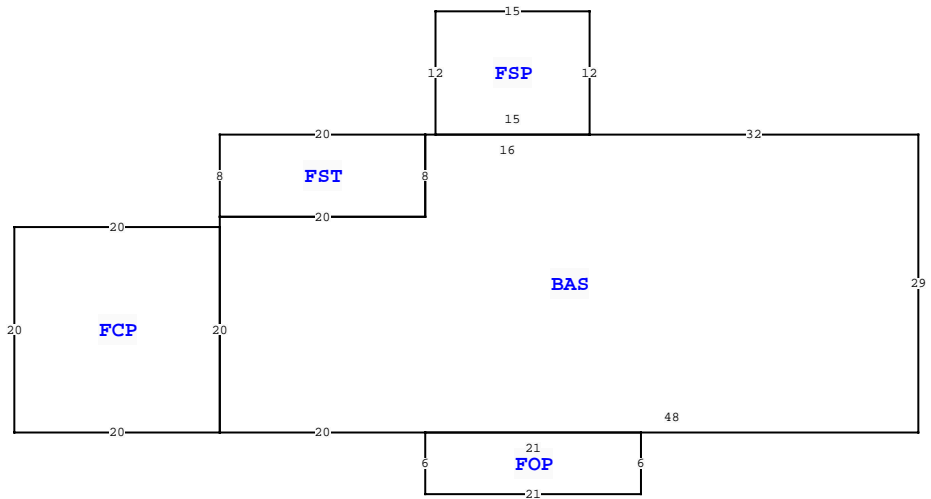


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	02	WALL BD/WD 10			
Interior Floor	14	CARPET 70			
Interior Floor	06	VINYL ASB 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
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 01			
NEIGHBORHOOD/LOC	2516.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	142,290
FCP	400	25		100	7,853
FOP	126	30		38	2,984
FSP	180	40		72	5,654
FST	160	55		88	6,910
TOTALS	2,678			2,110	165,691

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,110	107.8640	120.81	254,909	1988	1988	0	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 1812			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,691
TOTAL MARKET OB/XF VALUE			27,062
TOTAL LAND VALUE - MARKET			44,000
TOTAL MARKET VALUE			236,753
SOH/AGL Deduction			82,935
ASSESSED VALUE			153,818
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			103,096
TOTAL JUST VALUE			236,753
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			214,398
SALE:1:1: JO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18870	POOL	85	10/22/2001
17091	M H	125	06/16/2000
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0637/0716	11/20/1987	WD Q	V
GRANTOR: GIEBEIG PETER W			SALE PRICE
GRANTEE: PAYNE BILLY J &			15,000
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W32 FSP= N12 W15 S12 E15\$ W16 FST= W20 S8 E20 N8\$ S8 W20 S1 FCP= W20 S20 E20 N20\$ S20 E20 FOP= S6 E21 N6 W21\$ E48 N29\$.			

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	540	
2	0296	SHED METAL	0	100	12	6	1.00	UT	0.00	100	0	0	3	100	400	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		3	100	7,000	
5	0166	CONC, PAVMT	0	100	3	77	231.00	UT	1.50	100	2001	2001	3	100	347	
6	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	100	2001	2001	3	40	11,760	
7	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2001	2001	3	100	500	
8	0120	CLFENCE 4	0	100	0	0	170.00	UT	4.50	100	1993	1993	3	100	765	
9	0060	CARPORT F	0	100	20	26	520.00	UT	5.00	75	1993	1993	3	75	1,950	
10	0040	BARN, POLE	0	100	20	40	800.00	UT	2.50	40	1993	1993	3	40	800	
TOTALS													25,262			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																	VALUATION BY Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 165,691 TOTAL MARKET OB/XF VALUE 27,062 TOTAL LAND VALUE - MARKET 44,000 TOTAL MARKET VALUE 236,753 SOH/AGL Deduction 82,935 ASSESSED VALUE 153,818 TOTAL EXEMPTION VALUE HX HB 50,722 BASE TAXABLE VALUE 103,096 TOTAL JUST VALUE 236,753 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 214,398												
DOR CODE 0100 SINGLE FAMILY																	PERMIT NUM				DESCRIPTION				AMT		ISSUED		
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 2516.0100 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA													
																OFF RECORD Number				DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE	
																0637/0716				11/20/1987		WD Q		V		15,000			
																GRANTOR: GIEBEIG PETER W													
																GRANTEE: PAYNE BILLY J &													
TOTALS																BLD DATE		LGL DATE		04/07/2025		MLU		BUILDING NOTES					
EXTRA FEATURES																XF DATE		LAND DATE											
																INC DATE		AG DATE											
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													
11	0060	CARPOT F	0 100	18	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800														
																	TOTAL OB/XF 1,800												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
REVIEW DATE 09/11/2019 BY KR Total Acres: 4.00 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 08/15/2025 BY SYS																													