

2026



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame Stories	02	WOOD FRAME 100
Units	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	3416.0400	1.10/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100
FGR	940	55
FOP	456	30
FOP	172	30
FUS	908	100
TOTALS	4,676	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,814	119.5040	147.23	561,535	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023

Heated Area: 3108

HX Base Yr 2023

MARKET ADJUSTMENTS												
BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
			2023	2022		100	1,560					

COLUMBIA COUNTY PROPERTY													PAGE 1 of 1				
													VALUATION SUMMARY				
VALUATION BY													STANDARD				
Tax Group: 2													Tax Dist:				
BUILDING MARKET VALUE													544,689				
TOTAL MARKET OB/XF VALUE													1,560				
TOTAL LAND VALUE - MARKET													38,500				
TOTAL MARKET VALUE													584,749				
SOH/AGL Deduction													31,138				
ASSESSED VALUE													553,611				
TOTAL EXEMPTION VALUE													HX HB 50,722				
BASE TAXABLE VALUE													502,889				
TOTAL JUST VALUE													584,749				
NCON VALUE													0				
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE													590,364				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042662	New Residential C	230,000	08/31/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
1478/253	10/21/2022	WD	Q	I	01	630,400

GRANTOR: THE PRESERVES AT LAUR						
GRANTEE: DANG TRIEU H						
1435/1469 4/20/2021 WD U V 11 100						
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVES AT LA						

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=20,-20] W15 S16 W29 S8 W14 S34 E14 S1 E14 N5 E8 N9 E12 N6 E10 N39 \$												
FGR=[YR=2023;ORIG=36,21] W16 N2 W10 S6 W12 S24 E22 N6 E16 N22 \$												
FUS=[YR=2023;ORIG=-52,-10] W44 S18 E7 S11 E7 N11 E17 S3 E13 N21 \$												
FOP=[YR=2023;ORIG=5,-12] W43 S16 E14 N8 E29 N8 \$												
FOP=[YR=2024;ORIG=-2,34] W8 S5 W14 S6 E22 N11 \$												
.												

LAND DESCRIPTION													TOTAL OB/XF													1,560												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500																					

REVIEW DATE	09/22/2023	BY	HC	Total Acres: 0.36	Total Land Value: 38,500	Market: 0	Agricultural: 0	Common: 38,500	PRINTED 11/19/2025 BY SYS
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