

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	60
Interior Floor	15	HARDTILE	40
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	06
NEIGHBORHOOD/LOC	3417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,582	100	
FCP	242	25	
FOP	48	30	
TOTALS	1,872		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
Heated Area: 1582						HX Base Yr 2021					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			144,377
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			164,077
SOH/AGL Deduction			41,313
ASSESSED VALUE			122,764
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			72,042
TOTAL JUST VALUE			164,077
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054340	Roof Replacement	13,005	10/28/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1410/0249	4/10/2020	WD Q	Q	I	01	121,000
GRANTOR: PAMELA BRESCIA						
GRANTEE: JOE BRADSHAW						
1099/1362	10/17/2006	WD Q	Q	I		125,000
GRANTOR: NITINBHAI R & HASUMAT						
GRANTEE: PAMELA BRESCIA						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0120	CLFENCE 4	0.00
2	0166	CONC, PAVMT	0.00
3	0060	CARPORT F	0.00

TOTAL OB/XF											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993
2	0166	CONC, PAVMT	0	100	10	35	UT	0.00	0.00	100	1993
3	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2012
TOTALS											

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W26 S39 E26 FOP= E8 N6 W8 S6\$ N6 E8 S6 E14 N28 FCP= N11 W22 S11 E22\$ W22 N11\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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			RSF-2	82.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							