



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	19	COMMON BRK	70		
Exterior Wall	31	VINYL SID	30		
Roof Structur	08	IRREGULAR	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	90		
Interior Floo	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
Bathrooms	3	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 4416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,636	100		2,636	236,586
FGR	400	55		220	19,746
FOP	180	30		54	4,846
USP	375	35	2024	131	11,757

TOTALS 3,591 3,041 272,936

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	0294	SHED WOOD/	0	100	24	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
5	0200	GARAGE F	0	100	30	40	1,200.00	UT	20.00	20.00	100	2013	2013	3	100	24,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	3.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,600							

REVIEW DATE 06/27/2025 BY TP

Total Acres: 3.06

Total Land Value: 30,600

Market: 0

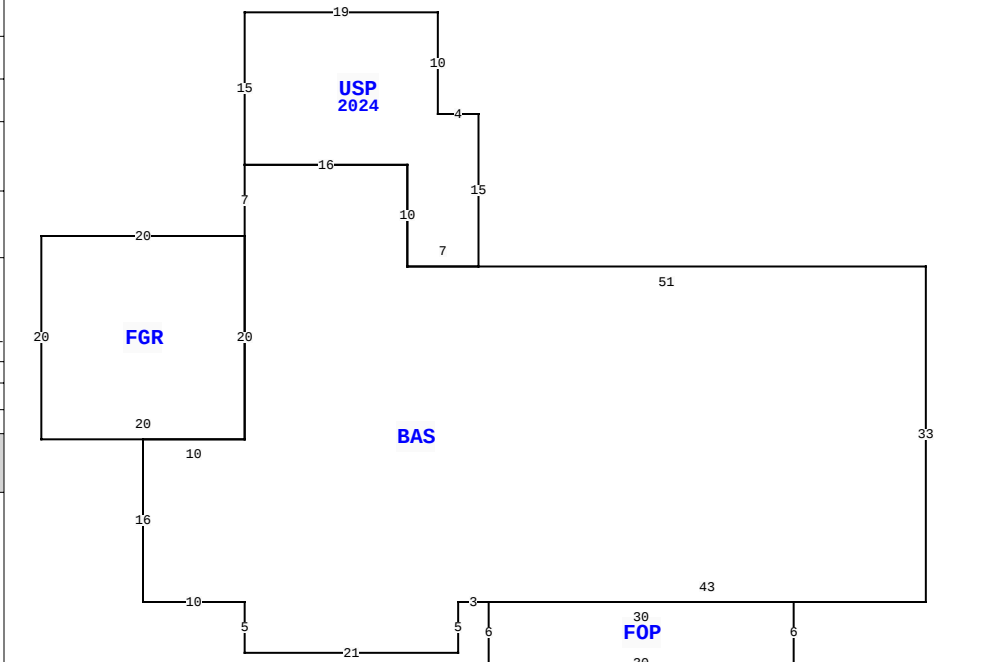
Agricultural: 0

Common: 30,600

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,041	123.2870	138.08	419,901	1965	1980	0	0	0 35.00	65.00
1 SINGLE FAM			100% - 2020	Heated Area: 2636			HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	272,936	
TOTAL MARKET OB/XF VALUE	27,600	
TOTAL LAND VALUE - MARKET	30,600	
TOTAL MARKET VALUE	331,136	
SOH/AGL Deduction	86,473	
ASSESSED VALUE	244,663	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	193,941	
TOTAL JUST VALUE	331,136	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	331,136	

SALE:1:1: PERSONAL PROPERTY INCLUDED (DAUGHTER)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31364	STORAGE	277	08/20/2013
26957	MAINT/ALTR	40	04/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/616	4/03/2025	WD	Q	I	01	463,000

GRANTOR: LOCKERBY JENNIFER

GRANTEE: ALARCON YINET VICTO

1374/0273 12/07/2018 WD Q I 01 265,000

GRANTOR: KENNETH R & SHERYL A

GRANTEE: RICHARD A & JENNIER

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W51 N10 W16 S7 S20 W10 S16 E10 S5 E21 N5 E3 E43 N33 \$	
FGR=[ORIG=-67,-3] W20 S20 E20 N20 \$	
FOP=[ORIG=-43,33] S6 E30 N6 W30 \$	
USP=[YR=2024;ORIG=-48,-25] W19 S15 E16 S10 E7 N15 W4 N10 \$	
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