



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectural	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	6417.1200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	158,357
FGR	441	55		243	25,450
FOP	56	30		17	1,780
FSP	78	40		31	3,246
PTO	65	5		3	314
TOTALS	2,152			1,806	189,148

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,806	115.4440	129.30	233,516	2006	2006	0	0	0 19.00	81.00	
1 SINGLE FAM 100% - 2007 Heated Area: 1512 HX Base Yr 2007												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU												

COLUMBIA COUNTY PROPERTY										1
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VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 1					Tax Dist:					
BUILDING MARKET VALUE					189,148					
TOTAL MARKET OB/XF VALUE					1,643					
TOTAL LAND VALUE - MARKET					22,500					
TOTAL MARKET VALUE					213,291					
SOH/AGL Deduction					74,633					
ASSESSED VALUE					138,658					
TOTAL EXEMPTION VALUE					HX HB		50,722			
BASE TAXABLE VALUE					87,936					
TOTAL JUST VALUE					213,291					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					215,626					
SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S										
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