

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,854	98.8380	110.70	315,938	1986	1986	0	0	35.00	65.00

1 SINGLE FAM - 0% - 0 Heated Area: 2282 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			205,360
TOTAL MARKET OB/XF VALUE			7,850
TOTAL LAND VALUE - MARKET			85,500
TOTAL MARKET VALUE			298,710
SOH/AGL Deduction			29,812
ASSESSED VALUE			268,898
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			268,898
TOTAL JUST VALUE			298,710
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			266,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13438	SFR	335	12/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0092	7/30/2019	QC	U	I	11	100

GRANTOR: CALLIE H FLETCHER
GRANTEE: LENA FLETCHER HEENE

1247/0371	12/31/2012	QC	U	I	11	100
GRANTOR: CALLIE H FLETCHER (AK) GRANTEE: LENA FLETCHER HEENE						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	238	100		238	17,126
BAS	2,044	100		2,044	147,076
FEP	100	80		80	5,756
FGR	625	55		344	24,753
FOP	192	30		58	4,174
FSP	225	40		90	6,476
TOTALS	3,424			2,854	205,360

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	14	12	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	800	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
5	0210	GARAGE U	0	0	24	24	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,500	
6	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
7	0070	CARPORT UF	0	0	20	40	800.00	UT	3.00	3.00	75	1993	1993	3	75	1,800	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

TOTAL OB/XF												7,850												
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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	76,500							

BUILDING NOTES											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

BUILDING DIMENSIONS											
BAS= W47 FOP= N8 W24 S8 E24\$ W9 FGR= W25 S25 E25 N25\$ S21 FEP= S4 FSP= S9 E25 N9 W25\$ E25 N4W25\$ E25 S28 E31 BAS= E14 N17 W14 S17\$ N49\$.											

LAND DESCRIPTION												TOTAL OB/XF												7,850			
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000										
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	76,500										