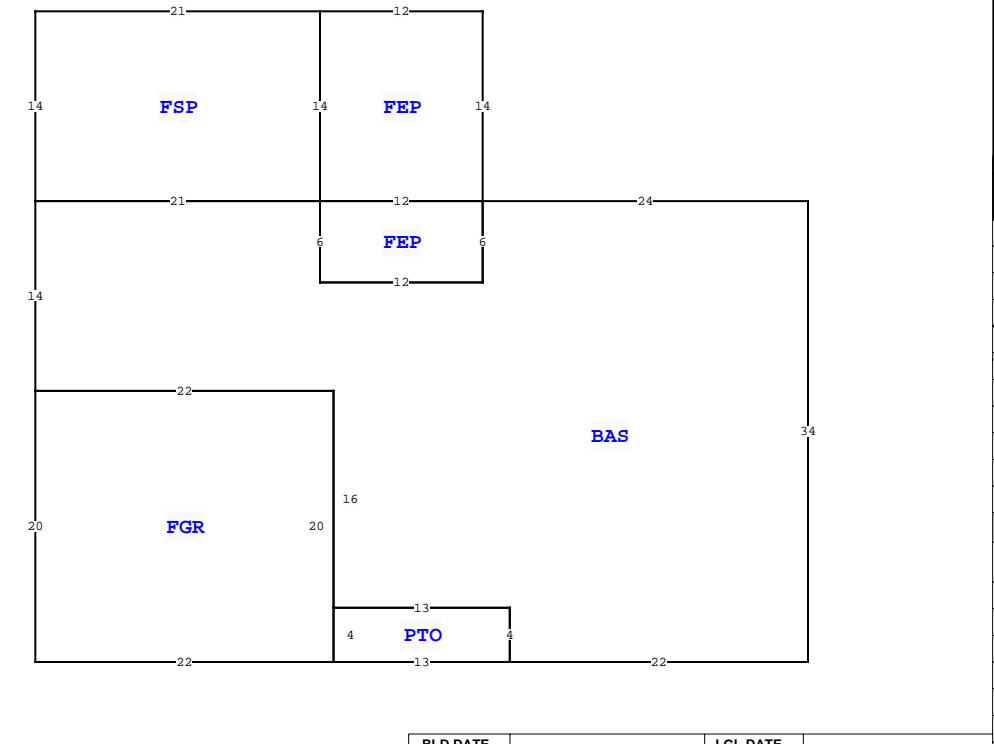




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	10 ABOVE AVG. 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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%	- 2026									Heated Area: 1374	HX Base Yr 2026



Quality					
DOR CODE	MAP AREA				
06	06				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
	06				
NEIGHBORHOOD/LOC 11416.040 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100		1,374	147,458
FEP	72	80		58	6,225
FEP	168	80		134	14,381
FGR	440	55		242	25,971
FSP	294	40		118	12,664
PTO	52	5		3	322
TOTALS	2,400			1,929	207,020

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		207,020	
TOTAL MARKET OB/XF VALUE		9,580	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		251,600	
SOH/AGL Deduction		0	
ASSESSED VALUE		251,600	
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE		195,878	
TOTAL JUST VALUE		251,600	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7947	SFR	41,000	01/05/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1546/2205	8/12/2025	WD Q	Q	I	01	299,900
GRANTOR: PICKLO ANDREW						
GRANTEE: HIGGINS DANIEL						
1376/1534	1/16/2019	WD Q	Q	I	01	174,400
GRANTOR: CHRISTOPHER MICHAEL &						
GRANTEE: ANDREW PICKLO						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,165	
2	0166	CONC, PAVMT	0	100	0	0	1,990.00	UT	1.50	1.50	100	0	0	3	100	2,985	
3	0166	CONC, PAVMT	0	100	25	29	725.00	UT	2.00	2.00	100	2003	2003	3	100	1,450	
4	0296	SHED METAL	0	100	11	16	176.00	UT	5.00	5.00	100	2003	2003	3	100	880	
5	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50	6.50	100	2009	2009	3	100	1,300	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W24 FEP= N14 W12 S14 E12\$FEP= W12 S6 E12 N6\$ S6 W12 N6	
FSP= N14 W21 S14 E21\$ W21 S14 FGR= S20 E22 N20 W22\$E22 S16	
PTO= S4 E13 N4 W13\$ E13 S4 E22 N34\$.	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							