



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100		1,933	203,273
FGR	528	55		290	30,496
FOP	85	30		26	2,734
FOP	133	30		40	4,207
FSP	228	40		91	9,570
TOTALS	2,907			2,380	250,280

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,380	120.3741	134.82	320,872	2003	2003	0	0	22.00	78.00
1 SINGLE FAM 100% - 2025 Heated Area: 1933 HX Base Yr 2025											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1,431.00	UT 2.00		2.00	100	2003
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT 0.00		0.00	100	2007
3	0060	CARPORT F	0 100	18	20	360.00	UT 5.00		5.00	100	2007
4	0296	SHED METAL	0 100	10	18	180.00	UT 12.00		12.00	100	2007
5	0070	CARPORT UF	0 100	0	0	1.00	UT 0.00		0.00	100	2014
6	0104	GENERATOR	0 100	0	0	1.00	UT 6,000.00		6,000.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	35,000.00	35,000.00	35,000								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		250,280	
TOTAL MARKET OB/XF VALUE		14,122	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		299,402	
SOH/AGL Deduction		117,164	
ASSESSED VALUE		182,238	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		131,516	
TOTAL JUST VALUE		299,402	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,911	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048736	Electrical Servic	0	11/27/2023
000041560	Roof Replacement	14,519	03/19/2021
37373	MAINT/ALTR	144	10/26/2018
20892	SFR	341	07/21/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1519/1666	7/22/2024	LE U	I	I	14	100	
GRANTOR: BOSTIC MARY L (ENH LI)							
GRANTEE: TODD DEBORAH (RMDR)							
1046/2903	5/23/2005	WD Q	I			199,000	
GRANTOR: SEMIZ							
GRANTEE: MARY L BOSTIC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W13 FOP= N4 FSP= N12 W19 S12 E19\$ W19 S3 E1 D3 R3 S2 E14 N4 E1\$ W1 S4W14 N2 L3 U3 W5 D4 L4 L4 U4 W7 D3 L3 S14 W2 S19 E2 FGR= S24 E22 N24 W22\$ E31 FOP= S8 E11 N5 W1 N3 W10\$ E10 S3 E3 S3 E7 N3 E3 N38 \$.											