



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	15416.050	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,671	100
FGR	575	55
FOP	266	30
FSP	208	40
FUS	336	100
TOTALS	3,056	2,486
TOTALS		280,620

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,486	125.9805	141.10	350,775	2005	2005	0	0	0	20.00	80.00	
1 SINGLE FAM 100% - 2011 Heated Area: 2007 HX Base Yr 2011													
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	YEAR ACTUAL	Q
1	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00	100	2005	2005	3
2	0166	CONC, PAVMT	0	100	0	0		1,678.00	2.00	100	2005	2005	3
3	0120	CLFENCE 4	0	100	0	0		272.00	4.50	100	2005	2005	3

TOTAL OB/XF													
6,580													

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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF													
6,580													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		280,620	
TOTAL MARKET OB/XF VALUE		6,580	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		322,200	
SOH/AGL Deduction		115,570	
ASSESSED VALUE		206,630	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		155,908	
TOTAL JUST VALUE		322,200	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051044	Roof Replacement	15,750	10/11/2024
000050522	Roof Replacement	5,500	08/09/2024
22070	SFR	512	07/13/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1206/0456	12/08/2010	WD	Q	I	01	175,000	
GRANTOR: JOSEPH & SANDRA LEPOR							
GRANTEE: JEROME L & BARBARA							
1005/2553	1/26/2004	WD	Q	V		22,900	
GRANTOR: CALLAWAY LAND TRUST							
GRANTEE: LEPORE							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W13 S5 W8 FSP= N16 W13 S16 E13\$ W13 N5 W23 S24 FGR= S25 E23 N25 W23\$ E23 S11 FOP= S10 E30 N10 W8 S2 W17 N2 W5\$ E5 S2 E17 N2 E12 N35\$ PTR= N20 E20 FUS= E12 N28 W12 S28\$ S20 W20\$.													