

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	04	CENTRAL	100
Heating Type	03	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16717.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,251	100	
FGR	788	55	
FOP	192	30	
FOP	280	30	
UDG	720	55	
TOTALS	4,231		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,222	121.6380	136.23	438,933	2021	2021	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2023										Heated Area: 2251	HX Base Yr 2023

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			425,765	
TOTAL MARKET OB/XF VALUE			12,840	
TOTAL LAND VALUE - MARKET			63,000	
TOTAL MARKET VALUE			501,605	
SOH/AGL Deduction			37,759	
ASSESSED VALUE			463,846	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			413,124	
TOTAL JUST VALUE			501,605	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			479,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048169	Electrical Servic	0	09/18/2023
000041625	Storage Building	41,300	03/30/2021
000041609	New Residential C	350,131	03/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1650	6/02/2022	LE U		I	14	100
GRANTOR:						
GRANTEE:						
1421/1382	10/09/2020	WD Q	V	01		65,000
GRANTOR: WILLIAM & KAREN COLEM						
GRANTEE: ALBERT F FLOYD						

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	0260	PAVEMENT-A	0	100	0	2,400.00	UT	2.60	2.60	100	2022	2021		100	6,240	
2	0166	CONC, PAVMT	0	100	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		90	5,400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/15/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=-50,-20] S37 E3 S5 E1 E32 E1 N2 E7 N19 E24 N32 W24 S13 S10 W28 N10 N2 W16 \$	
FGR=[ORIG=-6,1] S19 S6 E5 S1 E13 N1 E13 N25 W7 W24 \$	
FOP=[ORIG=-34,-18] S10 E28 N10 W28 \$	
FOP=[ORIG=-46,22] S6 E32 N6 W32 \$	
UDG=[ORIG=40,-20] S30 E24 N30 W24 \$	

LAND DESCRIPTION										TOTAL OB/XF														
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		A-3	0.00	0.00	1.00	LT		1.00	1.00	0.90	70,000.00	63,000.00	63,000							