



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	285,141
FGR	462	55		254	32,448
FOP	129	30		39	4,983
FOP	288	30	2025	86	10,987
FSP	280	40		112	14,308
FSP	620	40	2025	248	31,682
FST	864	55	2025	475	60,682
TOTALS	4,875			3,446	440,231

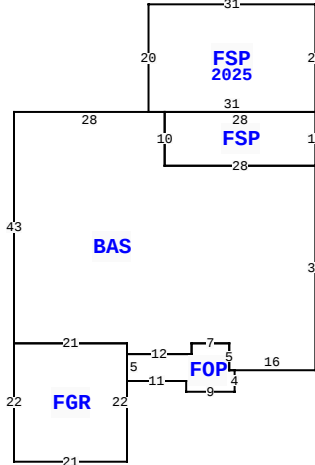
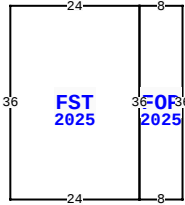
EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	2,991.00	UT	2.00	2.00	100	2017	2017	3	100	5,982	

LAND DESCRIPTION			TOTAL OB/XF 5,982													
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
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00

REVIEW DATE 07/24/2024 BY JB

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,446	123.9854	138.86	478,512	2017	2017	0	0	0	8.00	92.00
1 SINGLE FAM 100% - 2023				Heated Area: 2232				HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY												PAGE 1 of 1 3			
VALUATION SUMMARY															
VALUATION BY												STANDARD			
Tax Group: 3												Tax Dist:			
BUILDING MARKET VALUE												440,231			
TOTAL MARKET OB/XF VALUE												5,982			
TOTAL LAND VALUE - MARKET												55,000			
TOTAL MARKET VALUE												501,213			
SOH/AGL Deduction												137,798			
ASSESSED VALUE												363,415			
TOTAL EXEMPTION VALUE												50,722			
BASE TAXABLE VALUE												312,693			
TOTAL JUST VALUE												501,213			
NCON VALUE												0			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												505,998			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049479	Additions	20,000	03/21/2024
000049451	Storage Building	25,000	03/19/2024
35521	SFR	1,093	07/07/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1457/1444	1/21/2022	WD	Q	I	01	436,500	
GRANTOR: WILLIAMS DAVID JR							
GRANTEE: CHILDERS JEANIE LEE							
1349/2621	12/15/2017	WD	Q	I	01	300,000	
GRANTOR: BRYAN ZECHER HOMES IN							
GRANTEE: DAVID JR & AMELIA D							

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[ORIG=0,0] W28 S43 E21 S2 E12 N2 E7 S5 E16 N38 W28 N10 \$															
FST=[YR=2025;ORIG=-140,-3] E24 S36 W24 N36 \$															
FGR=[ORIG=-28,43] S22 E21 N22 W21 \$															
FOP=[YR=2025;ORIG=-116,-3] E8 S36 W8 N36 \$															
FSP=[ORIG=28,10] N10 W28 S10 E28 \$															
FOP=[ORIG=-7,45] S5 E11 S2 E9 N4 W1 N5 W7 S2 W12 \$															
FSP=[YR=2025;ORIG=-3,-20] E31 S20 W31 N20 \$															