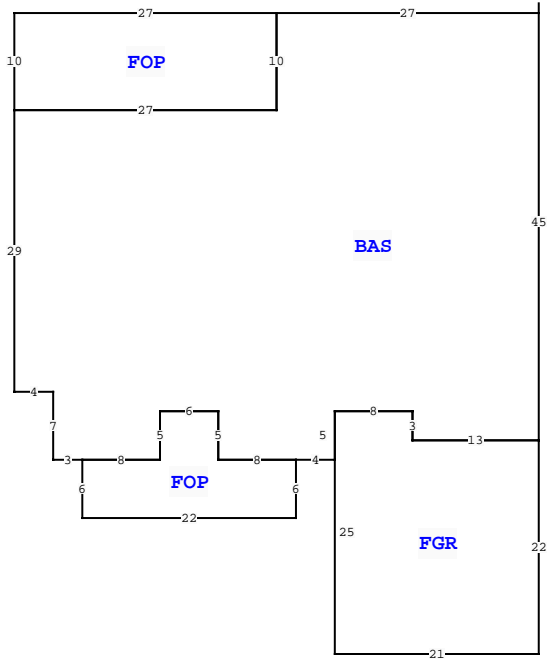




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories		0	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	01		
NEIGHBORHOOD/LOC	20316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,255	100		2,255	292,268
FGR	486	55		267	34,606
FOP	162	30		49	6,351
FOP	270	30		81	10,498
TOTALS	3,173			2,652	343,721

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,652	121.8140	136.43	361,812	2020	2020	0	0	95.00
1 SINGLE FAM		100% - 2023	Heated Area: 2255		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		343,721	
TOTAL MARKET OB/XF VALUE		48,897	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		447,618	
SOH/AGL Deduction		13,976	
ASSESSED VALUE		433,642	
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE		377,920	
TOTAL JUST VALUE		447,618	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		451,531	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047696	Swimming Pool and	77,700	07/18/2023
39757	SFR	0	05/11/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1196	11/17/2020	WD Q	Q	I	01	319,900
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: JEANINE M & RICHARD						
1390/1793	8/01/2019	WD U	V	V	30	35,000
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: BROWN ROAD BUILDERS						

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	UT	2.25	2.25	100	2021	2020		100	1,879	
2	0030	BARN, MT	0	100	0	0	UT	15,000.00	15,000.00	100	2023	2022		100	15,000	
3	0252	LEAN-TO W/	0	100	0	0	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0280	POOL R/CON	0	100	14	30	UT	70.00	70.00	100	2024	2023		97	28,518	
5	0166	CONC, PAVMT	0	100	0	0	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
TOTALS															48,897	

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							