

9 780306 483812

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

08

COMMON BRK 90
WD OR PLY 10

1 SINGLE FAM 100% - 2023

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

12

HARDWOOD 90

Interior Floo

15

HARDTILE 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

01

NONE 100

Architectual Units

1.

1. 100

Condition Adj

05

CONV 100

Kitchen Adjus

0

100

Quality

03

03 100

DOR CODE

01

01 100

MAP NUM

01

01 100

NEIGHBORHOOD/LOC

20

416.010 1.00/

TOTALS

1,758

1,383

128,064

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

1.00

UT

0.00

0.00

100

1993

1993

3

100

500

2

0296

SHED METAL

0 100

0

0

1.00

UT

800.00

800.00

100

2025

2024

100

800

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

RSF-

1105.00

210.00

1.00

LT

1.00

1.00

1.00

26,000.00

26,000.00

26,000

REVIEW DATE

04/15/2025

BY

KS

Total Acres:

0.51

Total Land Value:

26,000

Market:

0

Agricultural:

0

Common:

26,000

PRINTED 10/10/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,383

127.2000

142.46

197,022

1975

1975

0

0

0 35.00

65.00

HEATED AREA: 1066

HX Base Yr 2023

Diagram showing building footprint (BAS) and surrounding areas (FSP, FST, FCP, FEP).

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/08/2025

MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

128,064

1,300

26,000

155,364

34,954

120,410

50,722

69,688

155,364

0

155,364

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1480/205

11/28/2022

WD

Q

I

01

170,000

GRANTOR: ELLIS KAREN W

GRANTEE: TANINIES CLARKE

0945/0658

1/19/2002

WD

Q

I

06

100

GRANTOR: MARY KATE BRANNON (RS)

GRANTEE: KAREN W ELLIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S26 E14 FEP= S14 E12 N14 W12\$ E12 FOP= S5 E4 N5 W4\$ E15 FCP= E12 N20W12 S20\$ N20 FST= E12 N6 W12 S6\$ N6 FSP= E3 N12 W16 S12 E13\$ W13\$.