



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	02	02 100			
Quality		07	07		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		06
NEIGHBORHOOD/LOC		23316.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,958	100		2,958	264,429
FGR	550	55		302	26,997

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,260	122.7904	137.53	448,348	1984	1984	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2015				Heated Area: 2958				HX Base Yr 2015					

The diagram shows a property lot with various dimensions and area calculations. The lot is divided into two main sections: FGR (Front Yard Green) and BAS (Back Yard Area). The dimensions are as follows:

- Top horizontal boundary: 22
- Top horizontal boundary (right section): 21
- Right vertical boundary (top section): 7
- Right horizontal boundary (top section): 30
- Right vertical boundary (top section): 17
- Right vertical boundary (top section): 18
- Right vertical boundary (bottom section): 56
- Bottom horizontal boundary (right section): 18
- Bottom horizontal boundary (bottom section): 2
- Bottom horizontal boundary (bottom section): 30
- Bottom horizontal boundary (bottom section): 15
- Bottom vertical boundary (bottom section): 21
- Bottom vertical boundary (bottom section): 6
- Bottom horizontal boundary (bottom section): 22
- Left vertical boundary: 25
- Left vertical boundary (right section): 25

The areas are labeled FGR (Front Yard Green) and BAS (Back Yard Area).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				291,426		
TOTAL MARKET OB/XF VALUE				23,266		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				349,692		
SOH/AGL Deduction				147,617		
ASSESSED VALUE				202,075		
TOTAL EXEMPTION VALUE				50,722		
BASE TAXABLE VALUE				151,353		
TOTAL JUST VALUE				349,692		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				349,692		
PERMIT NUM		DESCRIPTION		AMT		ISSUED
000046488		Roof Replacement		32,255		02/09/2023
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/1701	10/08/2014	WD	Q	I	01	205,000
GRANTOR: JAMES H & JANET S RIV						
GRANTEE: TODD & SARAH SANDLI						
1281/1826	3/28/2014	WD	U	I	38	160,000
GRANTOR: WOODROW & AIMEE DAVIS						
GRANTEE: JAMES H & JANET S R						
BUILDING NOTES						

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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3
4	0282	POOL ENCL	0 100	0	0	1,000.00	UT	15.00	15.00	100	1985	1985	3
5	0120	CLFENCE 4	0 100	0	0	140.00	UT	4.50	4.50	100	1993	1993	3
6	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3
TOTAL OB/XF 23,266													

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-2	0.00	0.00	1.00	LT		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 35,000.00													
ADJ UNIT PRICE 35,000.00													
LAND VALUE 35,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													