

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100		2,011	204,050
FGR	576	55		317	32,165
FOP	90	30		27	2,740
FSP	184	40		74	7,509
UDG	1,296	55	2025	713	72,346
TOTALS	4,157			3,142	318,809

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		934.00	UT 3.00
2	0169	FENCE/WOOD	0	100	0	0		310.00	UT 13.50
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,142	110.4830	123.74	388,791	2007	2007	0	0
1 SINGLE FAM 100% - 2019 Heated Area: 2011 HX Base Yr 2019									
UDG 2025 BAS FSP FOP FGR									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/03/2025 MLU									

TOTAL OB/XF									
7,591									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		318,809	
TOTAL MARKET OB/XF VALUE		7,591	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		361,400	
SOH/AGL Deduction		93,366	
ASSESSED VALUE		268,034	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		217,312	
TOTAL JUST VALUE		361,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048750	Roof Replacement	16,000	11/29/2023
24716	SFR	792	07/06/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1349/0150	11/28/2017	WD	Q	I	01
GRANTOR: RENEE & JEFFERY SMITH					
GRANTEE: EDWARD ALLEN & CASE					
1118/0262	4/27/2007	WD	Q	I	
GRANTOR: DONALD WILLIAMS					
GRANTEE: RENEE & JEFFERY SMI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W17 S4 S7 W10 D3L3 S1 W29 S38 E17 N2 N5 E18 N10 E24 N36 \$									
UDG=[YR=2025;ORIG=-112,4] E36 S36 W36 N36 \$									
FGR=[ORIG=-24,46] S14 E24 N24 W24 S10 \$									
FSP=[ORIG=-17,4] W21 S11 E8 N1 U3R3 E10 N7 \$									
FOP=[ORIG=-42,51] E18 N5 W18 S5 \$									