

2026

24-4S-16-03113-155



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 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 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100		1,827	183,621
FGR	526	55		289	29,046
FOP	90	30		27	2,714
FOP	130	30		39	3,920
PTO	112	5		6	603

TOTALS 2,685 2,188 219,902

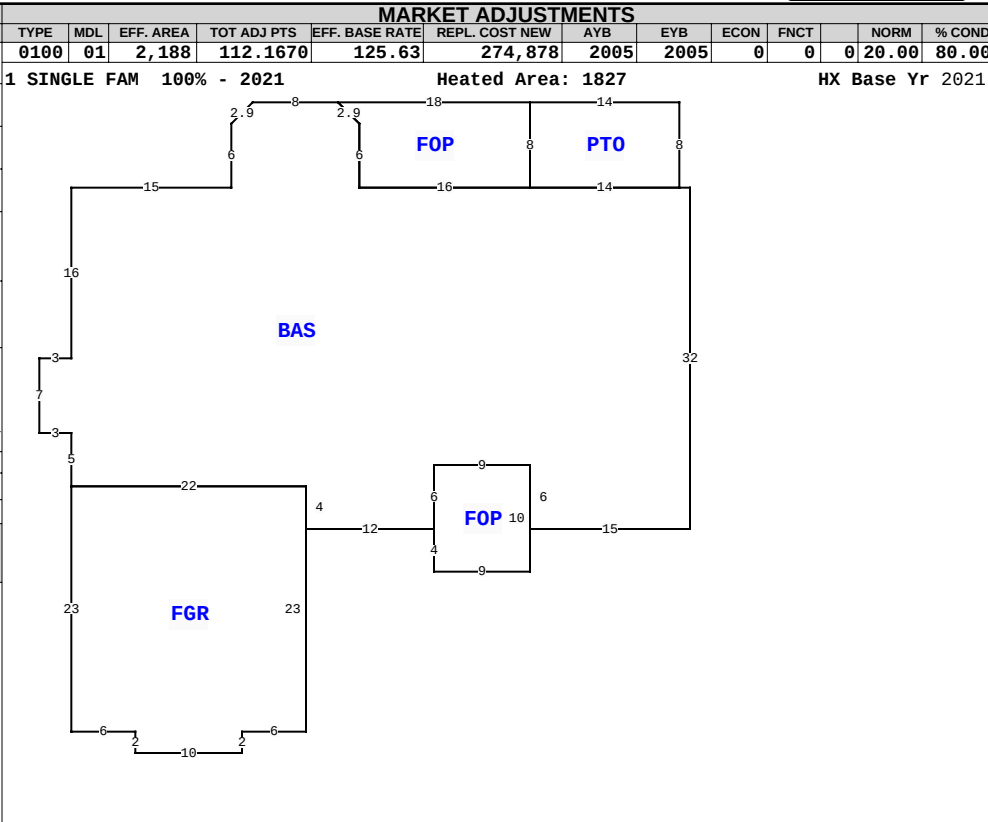
EXTRA FEATURES

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	5.50	5.50	100	2005	2005	3	100	1,584	
2	0166	CONC, PAVMT	0	100	0	0	1,984.00	UT	1.40	1.40	100	2005	2005	3	100	2,778	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0210	GARAGE U	0	100	26	42	1,092.00	UT	15.00	15.00	100	2014	2014	3	100	16,380	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2024	2023		97	19,555	
8	0166	CONC, PAVMT	0	100	25	33	537.00	UT	3.00	3.00	100	2024	2023		100	1,611	

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	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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY KS



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

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	5.50	5.50	100	2005	2005	3	100	1,584	
2	0166	CONC, PAVMT	0	100	0	0	1,984.00	UT	1.40	1.40	100	2005	2005	3	100	2,778	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0210	GARAGE U	0	100	26	42	1,092.00	UT	15.00	15.00	100	2014	2014	3	100	16,380	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2024	2023		97	19,555	
8	0166	CONC, PAVMT	0	100	25	33	537.00	UT	3.00	3.00	100	2024	2023		100	1,611	

TOTAL OB/XF 43,308

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

Total Acres: 0.81 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,902
TOTAL MARKET OB/XF VALUE		43,308
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		298,210
SOH/AGL Deduction		59,946
ASSESSED VALUE		238,264
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,542
TOTAL JUST VALUE		298,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042606	Roof Replacement	15,500	08/23/2021
000041551	Swimming Pool and	42,000	03/18/2021
22520	SFR	560	11/19/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1408/1130	3/19/2020	WD	Q	I	01

GRANTOR: JAMES LUKOCEVICH
GRANTEE: JODY WALDRON
1188/1055 12/16/2009 WD Q I 01 141,000
GRANTOR: THE BANK OF NEW YORK
GRANTEE: JAMES LUKOCEVICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S16 W3 S7 E3 S5 FGR= S23 E6 S2 E10 N2 E6 N23 W22\$
E22 S4 E12 FOP= S4 E9 N10 W9 S6\$ N6 E9 S6 E15 N32 W1 PTO= N8
W14 S8 E14\$ W14 FOP= N8 W18 D2 R2 S6 E16\$ W16 N6 L2 U2 W8
D2 L2 S6\$.

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