



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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	25416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	88,920
FCP	276	25		69	5,843
FOP	68	30		20	1,694
FST	72	55		40	3,388
TOTALS	1,466			1,179	99,844

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	10	20	200.00	UT	2.00
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00
3	0296	SHED METAL	0	100	20	10	200.00	UT	11.00
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

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		00	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	NORM	% COND
0100	01	1,179	115.4400	129.29	152,433	1978	1995	0	0	34.50	65.50

1 SINGLE FAM 100% - 2008

Heated Area: 1050

HX Base Yr 2008

Diagram showing a rectangular lot with dimensions 42' x 25'. The lot is divided into four sections: BAS (Basement) at the top left, FST (Front Yard) at the top right, FCP (Front Porch) at the bottom right, and FOP (Front Overlap) at the bottom left. Dimensions for each section are provided: BAS is 25' wide and 17' deep; FST is 12' wide and 6' deep; FCP is 12' wide and 19' deep; FOP is 17' wide and 4' deep. The total lot area is 1050 sq ft.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		99,844	
TOTAL MARKET OB/XF VALUE		3,920	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		126,264	
SOH/AGL Deduction		40,333	
ASSESSED VALUE		85,931	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		35,209	
TOTAL JUST VALUE		126,264	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,017	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1134/0714	10/22/2007	WD	Q	I		121,000	
GRANTOR: MATTHEW & LAURA GRINS							
GRANTEE: JAMES & LAURA WOFFO							
1004/2476	1/14/2004	WD	Q	I		65,000	
GRANTOR: BRENDA K FORSYTH FKA							
GRANTEE: MATTHEW S GRINSTEAD							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W42 S25 E25 FOP= S4 E17N4 W17\$ E17 FCP= S4 E12 N23 W12 S19\$ N19 FST= E12 N6 W12 S6\$ N6\$.									