



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 100
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
Kitchen Adjus	02	02 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC 26616.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100		1,136	156,877
FOP	240	30		72	9,943
FUS	715	100		715	98,739
UOP	32	20		6	828
TOTALS	2,123			1,929	266,388

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
3	0210	GARAGE U	0	100	20	30	600.00	UT	18.00
4	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00

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		A-1	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 1,929 150.3637 168.41 324,863 2007 2007 0 0 0 18.00 82.00

1 SINGLE FAM 100% - 2020 Heated Area: 1851 HX Base Yr 2020

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		266,388	
TOTAL MARKET OB/XF VALUE		37,170	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		358,558	
SOH/AGL Deduction		99,901	
ASSESSED VALUE		258,657	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		207,935	
TOTAL JUST VALUE		358,558	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,355	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053625	Generator		07/19/2025
39709	POOL	0	05/01/2020
23575	SFR	510	09/06/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/1889	8/30/2019	WD	Q	I	01	278,900
GRANTOR: CHARLES J JR & ANDREA						
GRANTEE: ALEXANDER S & KATHE						
1307/1356	1/08/2016	TR	Q	I	01	213,000
GRANTOR: DONNA ASKEW TRUSTEE 0						
GRANTEE: CHARLES J JR & ANDR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W12 S8 W26 S26 E40 N26 W2 N8 \$									
FUS=[ORIG=-21,-4] N13 W40 S26 E15 N13 E25 \$									
FOP=[ORIG=-38,34] S6 E40 N6 W40 \$									
UOP=[ORIG=2,8] E2 N8 W4 S8 E2 \$									

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		A-1	0.00	0.00	1.00

TOTAL OB/XF 37,170

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
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/24/2020 BY HC

Total Acres: 4.29

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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