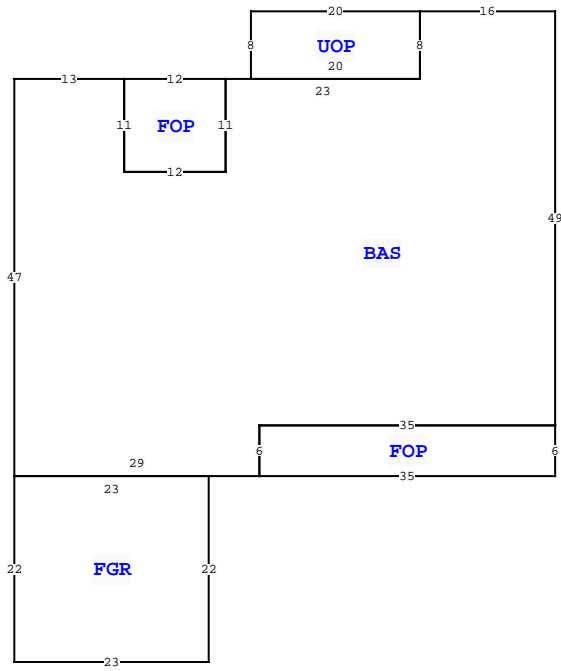


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	70
Interior Floo	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,794	100	
FGR	506	55	
FOP	132	30	
FOP	210	30	
UOP	160	20	
TOTALS	3,802		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016								
Heated Area: 2794						HX Base Yr 2016					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		407,056	
TOTAL MARKET OB/XF VALUE		35,091	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		512,147	
SOH/AGL Deduction		240,318	
ASSESSED VALUE		271,829	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		221,107	
TOTAL JUST VALUE		512,147	
NCON VALUE		9,792	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041741	Roof Replacement	16,990	04/15/2021
24525	POOL	180	05/16/2006
22537	SFR	780	11/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/2532	4/02/2025	WD	Q	I	01	600,000
GRANTOR: TURBEVILLE ROBERT W						
GRANTEE: BATES CODY						
1325/0312	11/01/2016	WD	Q	V	01	16,000
GRANTOR: MAIN BLVD RENTAL LLC						
GRANTEE: ROBERT & HEATHER TU						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,543.00	UT	2.00	2.00	100	2005	2005	3	100	3,086	
3	0280	POOL R/CON	0	100	13	377.00	UT	87.50	87.50	100	2006	2006	3	54	17,813	
4	0169	FENCE/WOOD	0	100	0	160.00	UT	15.00	15.00	100	2007	2007	3	100	2,400	
5	0296	SHED METAL	0	100	24	432.00	UT	18.00	18.00	100	2025	2024		100	7,776	
6	0251	LEAN TO W/	0	100	24	288.00	UT	7.00	7.00	100	2025	2024		100	2,016	

TOTAL OB/XF												35,091			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			04/03/2025		MLU										

BUILDING NOTES											
BAS= W16 UOP= W20 S8 E20 N8\$ S8 W23 FOP= W12 S11 E12 N11\$ S11 W12 N11 W13 S47 FGR= S22 E23 N22 W23\$ E29 FOP= E35 N6 W35 S6\$ N6 E35 N49\$.											

BUILDING DIMENSIONS											
BAS= W16 UOP= W20 S8 E20 N8\$ S8 W23 FOP= W12 S11 E12 N11\$ S11 W12 N11 W13 S47 FGR= S22 E23 N22 W23\$ E29 FOP= E35 N6 W35 S6\$ N6 E35 N49\$.											

LAND DESCRIPTION												TOTAL OB/XF												35,091			
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000										
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000										