

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories		0	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	01
NEIGHBORHOOD/LOC	31417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,504	100	2023
FGR	528	55	2023
FOP	271	30	2023
FOP	297	30	2023
TOTALS	3,600		

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% - 2024			410,870	2022	2022	0	0	3.00	97.00

Heated Area: 2504 HX Base Yr 2024

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		398,544	
TOTAL MARKET OB/XF VALUE		2,880	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		446,424	
SOH/AGL Deduction		0	
ASSESSED VALUE		446,424	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		395,702	
TOTAL JUST VALUE		446,424	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		450,533	
LAND:1:1: 4.27 ACRES			
PERMIT NUM DESCRIPTION AMT ISSUED			
000048455	Swimming Pool and	60,880	10/20/2023
000042842	New Residential C	200,000	09/27/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD SALE PRICE
1441/1313	7/01/2021	WD U	V 30 100
GRANTOR: SHAHEEN TIMOTHY M			
GRANTEE: SHAHEEN MICHAEL			
1436/2790	3/29/2021	WD U	V 11 100
GRANTOR: PFS SOLUTIONS INC			
GRANTEE: SHAHEEN TIMOTHY M			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=-19] W59 S42 E11 S2 E25 N5 E8 S3 E15 N42 \$			
FGR=[YR=2023;ORIG=-50,2] W23 S24 E11 N2 E12 N22 \$			
FOP=[YR=2023;ORIG=-33,-28] E33 S9 W33 N9 \$			
FOP=[YR=2023;ORIG=-6,20] W8 S5 W25 S7 E33 N12 \$			

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	0166	CONC,PAVMT	0	100	0	0		960.00	UT	3.00				2,880	

LAND DESCRIPTION												TOTAL OB/XF												
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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.50	30,000.00	45,000.00	45,000							