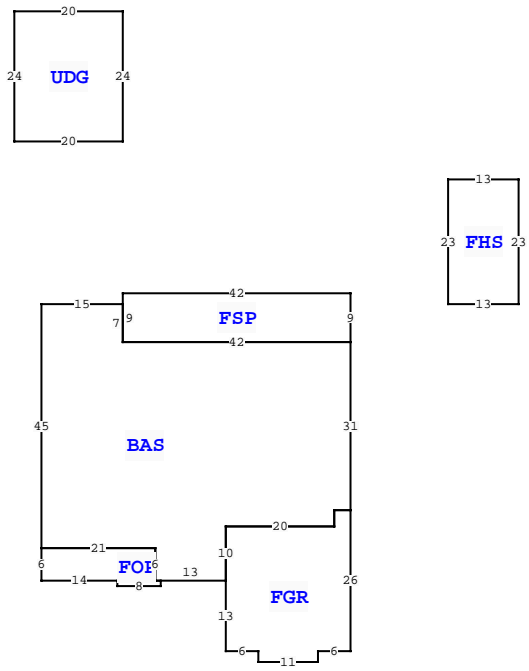


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,248	100	
FGR	560	55	
FHS	299	60	
FOP	134	30	
FSP	378	40	
UDG	480	55	
TOTALS	4,099		

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%	- 2017		438,721	2016	2016	0	0	9.00	91.00
				Heated Area:	2547			HX Base Yr 2017			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	399,236			
TOTAL MARKET OB/XF VALUE	12,378			
TOTAL LAND VALUE - MARKET	70,000			
TOTAL MARKET VALUE	481,614			
SOH/AGL Deduction	167,342			
ASSESSED VALUE	314,272			
TOTAL EXEMPTION VALUE	HX HB 13 314,272			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	481,614			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	486,001			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33885	SFR	1,046	03/23/2016
25276	SFR	680	12/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1958	9/13/2018	FJ	U	I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: LEXINGTON ESTATES L
1350/0513 12/11/2017 WD U V 11 100
GRANTOR: LEXINGTON ESTATES LLC
GRANTEE: RICK & MARBARA MATT

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,731.00	UT	2.00	2.00	100	2016	2016	3	100	5,462	
3	0169	FENCE/WOOD	0	100	0	272.00	UT	15.50	15.50	100	2016	2016	3	100	4,216	
4	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W15 S45 FOP= S6 E14 S1 E8 N1 W1 N6 W21\$ E21 S6 E13 FGR= S13 E6 S2 E11 N2 E6 N26 W3 S3 W20 S10\$ N10 E20 N3 E3 N31 FSP= N9 W42 S9 E42\$ W42 N7\$ PTR= N30 UDG= N24 W20 S24 E20\$ S30\$ PTR= E60 FHS= E13 N23 W13 S23\$ W60\$.	

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