



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 33316.04 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2023	1,620	196,331
FGR	400	55	2023	220	26,662
FOP	72	30	2023	22	2,667
FOP	108	30	2023	32	3,878

TOTALS 2,200 1,894 229,537

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	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	

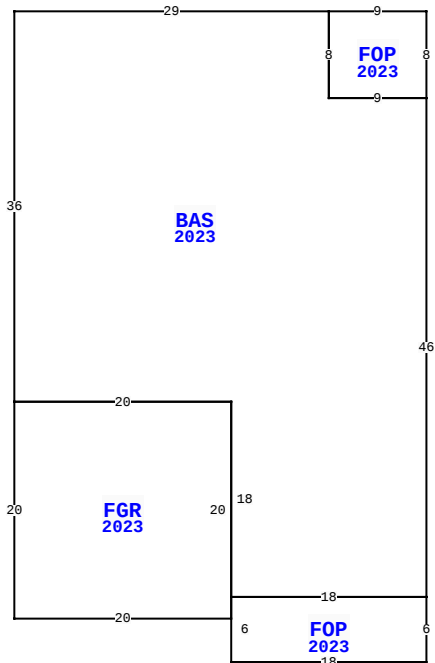
LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,894	111.5500	124.94	236,636	2022	2022	0	0	0	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1620 HX Base Yr 2023



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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,537
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		254,977
SOH/AGL Deduction		5,785
ASSESSED VALUE		249,192
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,470
TOTAL JUST VALUE		254,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043225	New Residential C	160,700	11/19/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1480/549	11/29/2022	WD	Q	I	01
GRANTOR: WJHFL LLC, D/B/A WJH					
GRANTEE: GOMEZ EDEN SANTIAGO					
1448/2164	9/27/2021	WD	Q	V	05
GRANTOR: GSMS DEVELOPERS INC					
GRANTEE: WJHFL LLC, D/B/A WJ					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=61,10] W9 N8 W29 S36 E20 S18 E18 N46 \$
FGR=[YR=2023;ORIG=23,38] E20 S20 W20 N20 \$
FOP=[YR=2023;ORIG=43,56] E18 S6 W18 N6 \$
FOP=[YR=2023;ORIG=52,2] E9 S8 W9 N8 \$