

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	26316.030 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,301	100
FGR	420	55
FOP	12	30
FOP	28	30
FOP	210	30
FSP	260	40
UOP	231	20
TOTALS	3,462	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,757 121.8140 136.43 376,138 1980 1980 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 0 Heated Area: 2301 HX Base Yr

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/03/2025 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00
3	0280	POOL R/CON	0	100	32	16	832.00	UT 70.00	70.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00	0.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00
3	0280	POOL R/CON	0	100	32	16	832.00	UT 70.00	70.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		244,490	
TOTAL MARKET OB/XF VALUE		27,096	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		313,586	
SOH/AGL Deduction		134,586	
ASSESSED VALUE		179,000	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		128,278	
TOTAL JUST VALUE		313,586	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053810	Roof Replacement	24,840	08/11/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS= W18 S11 FSP= W26 S10 E26 N10\$ S10 W26 FOP= N10 UOP= N11 W21 S11 E21\$ W21 S10E21\$ W21 S11 FOP= W4 S7 E4 N7\$S12 FGR= S20 E21 N20 W21\$ E21S10 E14 FOP= E6 N2 W6 S2\$ N2 E6 S2 E24 N54\$.