

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	24	CORG METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectural Units	05	CONV 100	0 100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.01	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,124	100	
FOP	75	30	
UOP	196	20	
TOTALS	1,395		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	PILING	0%	- 0							
				Heated Area: 1124							
				HX Base Yr							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			121,198
TOTAL MARKET OB/XF VALUE			28,486
TOTAL LAND VALUE - MARKET			115,380
TOTAL MARKET VALUE			265,064
SOH/AGL Deduction			0
ASSESSED VALUE			265,064
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			265,064
TOTAL JUST VALUE			265,064
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,958
LAND:1:1: LOT 9 SECTION 1 THREE RIVERS ESTATES.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
33873	SFR	717	03/21/2016
32378	MAINT/ALTR	140	10/08/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1890	2/27/2025	LE	U	I	14	100
GRANTOR: GILCHRIST DAVID D (EN)						
GRANTEE: GILCHRIST STUART DU						
1261/1521	9/12/2013	WD	Q	V	01	85,000
GRANTOR: JOSEPH L 111 & ROSELI						
GRANTEE: DAVID D & HILDA M G						

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	0084	DOCK-RIVER	0	0	7	406	UT	14.50	14.50	100	2015	2015	3	40	16,484	
2	0263	PRCH,USP	0	0	12	24	UT	15.00	15.00	100	2015	2015	3	100	4,320	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0084	DOCK-RIVER	0	0	10	10	UT	14.50	14.50	100	2016	2016	3	47	682	

TOTAL OB/XF												28,486												
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	0		A-1	77.00	585.00	76.92	FF		1.00	1.00	1.00	1,500.00	1,500.00	115,380							

LAND DESCRIPTION		TOTAL OB/XF 28,486																						
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	0		A-1	77.00	585.00	76.92	FF		1.00	1.00	1.00	1,500.00	1,500.00	115,380							