

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		1	100
Bathrooms		1.5	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	02
NEIGHBORHOOD/LOC	100000.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,664	100	2026
FOP	1,024	30	2026
UGR	900	45	2026
TOTALS	3,588		
		2,376	320,546

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR	PILING	100%	-	2026						
				Heated Area:	1664			HX Base Yr	2026		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			320,546
TOTAL MARKET OB/XF VALUE			11,096
TOTAL LAND VALUE - MARKET			90,750
TOTAL MARKET VALUE			422,392
SOH/AGL Deduction			0
ASSESSED VALUE			422,392
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			370,981
TOTAL JUST VALUE			422,392
NCON VALUE			643,492
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049288	New Residential C	300,000	02/26/2024
8515	PUMP/UTPOL	30	06/21/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1128/2334	8/17/2007	WD Q	Q	I		145,000
GRANTOR: PAUL & ANN BARCIA						
GRANTEE: KENNETH M JR & ROBI						
0785/1955	1/10/1994	WD Q	Q	V		30,000
GRANTOR: SUZANNE HUBBARD						
GRANTEE: PAUL P BARCIA						

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	100	10	12	UT	14.50	14.50	100	1994	1994	3	40	696	
2	0260	PAVEMENT-A	0	100	0	0	UT	0.00	0.00	100	1999	1999	3	100	400	
3	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1999	1999	3	100	600	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	1988	1988		100	7,000	
5	0260	PAVEMENT-A	0	100	0	0	UT	2.00	2.00	100	2026	2025		100	2,400	

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		A-1	0.00	0.00	121.00	FF		1.00	1.00	1.00	750.00	750.00	90,750							

REVIEW DATE																								
03/18/2026 BY robin Total Acres: 0.87 Total Land Value: 90,750 Market: 0 Agricultural: 0 Common: 90,750 PRINTED 06/12/2026 BY SYS																								