

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
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	03	03	
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	1,501	100	
FOP	72	30	
FOP	85	30	
FSP	300	40	
UOP	112	20	
UOP	175	20	
TOTALS	2,245		

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: 1501 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/13/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/13/2025		MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				107,868		
TOTAL MARKET OB/XF VALUE				14,640		
TOTAL LAND VALUE - MARKET				99,000		
TOTAL MARKET VALUE				221,508		
SOH/AGL Deduction				11,090		
ASSESSED VALUE				210,418		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				210,418		
TOTAL JUST VALUE				221,508		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				221,508		
LAND:2:1: LOT NOT BUILDABLE						
PRMT:1:1: RAISING HOUSE ONTO PILINGS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
14483	REMODEL	55	09/04/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/1293	8/08/1996	WD Q	Q	I		72,500
GRANTOR: CHALKER BROWN JR						
GRANTEE: QUINCE E & IRIS B C						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W8 N8 W12 FSP= W30 S10 E30 N10\$ S10 W30 FOP= N10 W7 S13 E5 N3 E2 \$ W2 S3 UOP= W4 S28 E4 N28\$ S24 FOP= S4 E18 N4 W18\$ E18 S4 E27 UOP= E7 N25 W7 S25\$ N25 E7 N8\$.						

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	0263	PRCH,USP	0	0	12	24	1.00	UT	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	2006	2006	3	100	1,200	
3	0084	DOCK-RIVER	0	0	15	5	231.00	UT	14.50	100	2006	2006	3	40	1,340	
4	0030	BARN,MT	0	0	23	31	713.00	UT	9.00	60	2015	2015	3	60	3,850	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	100	2015	2015	3	100	100	
6	0166	CONC,PAVMT	0	0	45	34	1,530.00	UT	5.00	100	2015	2015	3	100	7,650	
TOTAL OB/XF												14,640				

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							
2	0020	C	VAC/WATER	0		A-1	100.00	0.00	100.00	FF		1.00	1.00	0.32	750.00	240.00	24,000							