

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	02	SHED	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.03	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	832	100	
TOTALS	832		25,788

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND												
0100	01	832	54.3780	61.99	51,576	1958	1958	0	0	15	35.00	50.00												
1 SINGLE FAM 0% - 0 Heated Area: 832 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></td> <td>05/13/2025</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 SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			25,788
TOTAL MARKET OB/XF VALUE			3,840
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			104,628
SOH/AGL Deduction			10,740
ASSESSED VALUE			93,888
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			93,888
TOTAL JUST VALUE			104,628
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052867	Electrical Servic		04/10/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1118/0924	4/25/2007	WD	Q	I		65,000
GRANTOR: WILSON						
GRANTEE: LEACH						
1000/1152	11/20/2003	WD	Q	I		40,000
GRANTOR: GRAHAM						
GRANTEE: WILSON						

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	0070	CARPORT UF	0	0	24	16		0.75	0.75	100	0	0	3	100	360	
2	0261	PRCH, UOP	0	0	0	0		0.00	0.00	100	2015	2015	3	100	600	
3	0294	SHED WOOD/	0	0	12	20		12.00	12.00	100	2015	2015	3	100	2,880	

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							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W32 S26 E32 N26\$.