



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	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		3	100		
Bathrooms		2	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	100000.06	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2025	1,320	177,843
FCP	975	25	2025	244	32,874
FGR	345	55	2025	190	25,598
UCP	360	20	2025	72	9,700
UOP	360	20	2025	72	9,700
TOTALS	3,360			1,898	255,716

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR	PILING	0%	-	2025						
Heated Area: 1320						HX Base Yr					

30

21

15

23

12

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FCP 2025

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44

44

12

30

BAS 2025

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12

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UOP 2025

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			255,716
TOTAL MARKET OB/XF VALUE			2,780
TOTAL LAND VALUE - MARKET			73,125
TOTAL MARKET VALUE			331,621
SOH/AGL Deduction			0
ASSESSED VALUE			331,621
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			331,621
TOTAL JUST VALUE			331,621
NCON VALUE			2,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047218	New Residential C	300,000	05/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/2653	4/28/2023	WD	U	I	11	100

GRANTOR: FUTRAL JAMES H
GRANTEE: FUTRAL JAMES & CATHY
1434/1886 4/09/2021 WD Q I 01 160,000
GRANTOR: BUCHANAN MARVIN
GRANTEE: FUTRAL JAMES H

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	0294	SHED WOOD/	0	0	10	12	UT	6.50	6.50	100	1993	1993	3	100	780	
3	0285	SALVAGE	0	0	0	0	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=7,5] E30 S44 W30 N44 \$	
FCP=[YR=2025;ORIG=-10,20] W30 S21 E15 S23 E15 N44 \$	
UOP=[YR=2025;ORIG=7,49] E30 S12 W30 N12 \$	
UCP=[YR=2025;ORIG=-40,64] E30 S12 W30 N12 \$	
FGR=[YR=2025;ORIG=-40,41] E15 S23 W15 N23 \$	

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	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							