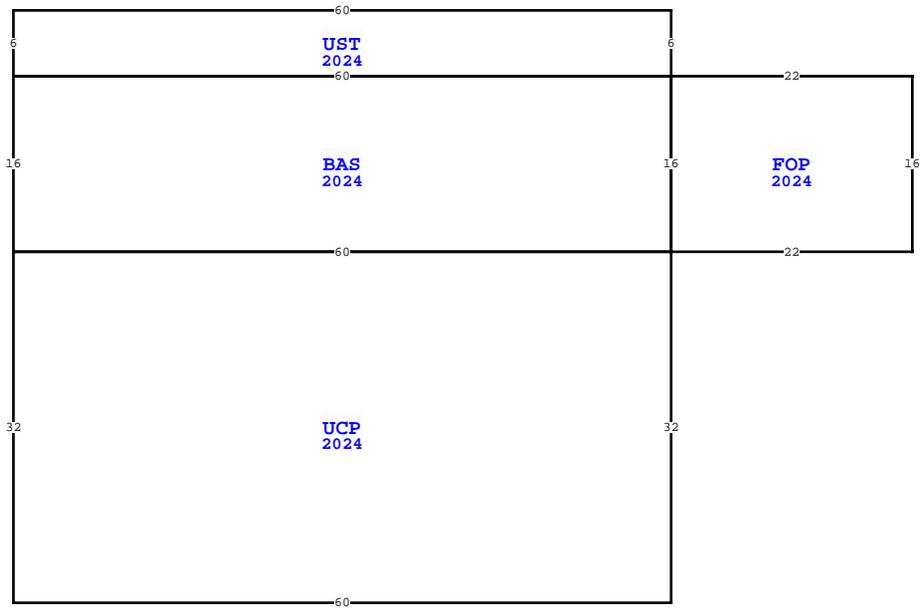


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	100000.23 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	960	100
FOP	352	30
UCP	1,920	20
UST	360	45
TOTALS	3,592	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	STRG/CONV	100%	- 2024									
Heated Area: 960 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			100,178
TOTAL MARKET OB/XF VALUE			35,136
TOTAL LAND VALUE - MARKET			76,800
TOTAL MARKET VALUE			212,114
SOH/AGL Deduction			17,581
ASSESSED VALUE			194,533
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			143,122
TOTAL JUST VALUE			212,114
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2618	6/09/2023	WD	Q	I	01	220,000
GRANTOR: FLANDERS TIMOTHY A						
GRANTEE: CIRIACRUZ STEPHAN W						
1367/1474	8/09/2018	WD	U	I	11	100
GRANTOR: TIMOTHY A & MARIA I F						
GRANTEE: TIMOTHY A & MARIA I						

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	0296	SHED METAL	0	100	12	28	1.00	UT	0.00	100	2001	2001	3	100	1,500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	
3	0296	SHED METAL	0	100	20	12	240.00	UT	10.00	100	2024	2023		100	2,400	
4	0294	SHED WOOD/	0	100	16	12	192.00	UT	10.00	100	2024	2023		100	1,920	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	1,000.00	100	2024	2023		100	1,000	
6	0040	BARN, POLE	0	100	64	60	3,840.00	UT	5.00	100	2024	2023		100	19,200	
7	0294	SHED WOOD/	0	100	12	10	120.00	UT	10.00	100	2024	2023		100	1,200	
8	0296	SHED METAL	0	100	28	24	672.00	UT	10.00	100	2024	2023		100	6,720	
9	0251	LEAN TO W/	0	100	28	8	224.00	UT	4.00	100	2024	2023		100	896	
TOTALS													35,136			

LAND DESCRIPTION																								
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	300.00	400.00	3.00	LT		1.00	1.00	0.80	24,000.00	19,200.00	57,600							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.80	24,000.00	19,200.00	19,200							

BUILDING NOTES			

BUILDING DIMENSIONS			
UCP=[YR=2024;ORIG=45,34] N32 E60 S32 W60 \$			
BAS=[YR=2024;ORIG=105,-14] S16 W60 N16 E60 \$			
UST=[YR=2024;ORIG=45,-14] N6 E60 S6 W60 \$			
FOP=[YR=2024;ORIG=105,2] N16 E22 S16 W22 \$			