

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 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	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	35418.010 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,897	81.8874	91.71	173,974	1945	1970	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1761 HX Base Yr 2021

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			113,083
TOTAL MARKET OB/XF VALUE			1,950
TOTAL LAND VALUE - MARKET			1,335
TOTAL MARKET VALUE			116,368
SOH/AGL Deduction			30,958
ASSESSED VALUE			85,410
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			33,999
TOTAL JUST VALUE			116,368
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,368
SALE:1:1: EX HUSB TO EX WIFE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100		170	10,134
BAS	190	100		190	11,326
BAS	323	100		323	19,254
BAS	1,078	100		1,078	64,261
FOP	100	30		30	1,788
UCP	408	20		82	4,888
UOP	120	20		24	1,431
TOTALS	2,389			1,897	113,083

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/604	12/14/2020	WD	Q	I	01	78,000
GRANTOR: COOK JOHN W JR						
GRANTEE: HARKER MICHELLE						
1064/0433	10/31/2005	WD	Q	I		64,000
GRANTOR: SHEILA & JOSEPH GILLE						
GRANTEE: JOHN & IRENE COOK						

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	100 10 20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100 15 20	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0190	FPLC PF	0	100 0 0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
4	0252	LEAN-TO W/	0	100 0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF											
284 SE COUNTY ROAD 241 , LULU											
TOTAL OB/XF 1,950											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W18 S22 E19 BAS= S10 E19 N10 W19\$ E19 FOP= S10 E10N10 W10\$ E11 N4BAS= E10 UCP= E24 N17 W24 S17\$ N17 W10S17\$ N17 UOP= E10 N12 W10 S12\$ N1 BAS= N11 W29 S9 W2 S2 E31\$ W31\$.											

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			0.00	0.00	13,351.00	SF		1.00	1.00	0.40	0.25	0.10	1,335							