

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,998	100	
FDG	468	60	
FOP	28	30	
UGR	260	45	
UST	91	45	
UST	260	45	
TOTALS	3,105		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 0		354,325	1968	1968	10	0	35.00	55.00	Heated Area: 1998 HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			194,879
TOTAL MARKET OB/XF VALUE			875
TOTAL LAND VALUE - MARKET			10,613
TOTAL MARKET VALUE			206,367
SOH/AGL Deduction			91,864
ASSESSED VALUE			114,503
TOTAL EXEMPTION VALUE	HX HB WX VP		62,220
BASE TAXABLE VALUE			52,283
TOTAL JUST VALUE			206,367
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1760	9/15/2025	LE U	I	14		100
GRANTOR: SCIPPIO BERNARD						
GRANTEE: SCIPPIO BERNARD (EN						
1271/0961	12/19/2013	QC U	V	11		100
GRANTOR: ALLONIA WILKERSON & E						
GRANTEE: BERNARD SCIPPIO						

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	75	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	1993	1993	3	100	600	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	200	

TOTAL OB/XF													
875													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W26 S27 E25 FOP= S4 E7 N4 W7\$ E25 UGR= E13 N20 W13 S20\$ N20 UST= E13 N7 W13 S7\$ N34 W24 S27\$ PTR=N60 FDG= W18S26 E18 UST= E10 N26 W10 S26\$ N26\$ S60\$.													

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	100		*RSF-	395.00	100.00	19,500.00	SF		1.00	1.00	1.00	0.25	0.25	4,875							
2	0000	C	VAC RES	0			0.00	0.00	17,167.00	SF		1.00	1.00	0.90	0.25	0.23	3,863							
3	0000	C	VAC RES	100		*RSF-	360.00	125.00	7,500.00	SF		1.00	1.00	1.00	0.25	0.25	1,875							