

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 60
Interior Floor	13 LAM/VNLPLK 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 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/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,554	119.5920	136.33	211,857	2008	2008	10	0	21.25	68.75

1 SINGLE FAM 0% - 2026 Heated Area: 1388 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	145,652	
TOTAL MARKET OB/XF VALUE	1,400	
TOTAL LAND VALUE - MARKET	3,334	
TOTAL MARKET VALUE	150,386	
SOH/AGL Deduction	0	
ASSESSED VALUE	150,386	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	150,386	
TOTAL JUST VALUE	150,386	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	147,301	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100		1,388	130,093
FGR	260	55		143	13,403
FOP	76	30		23	2,156
TOTALS	1,724			1,554	145,652

L	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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
888	SFR	0	06/23/2008
735	DEMOLISH	0	04/24/2008
0977			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1085	1/13/2026	WD	Q	I	01	181,800

GRANTOR: LA CROIX DAVID
GRANTEE: MCRAE DWIGHT
1552/584 10/17/2025 QC U I 11 100
GRANTOR: LA CROIX DAVID
GRANTEE: LA CROIX DAVID

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 N13 W20 FGR= W20 S13 E20 N13\$ S13 W13 S27 E14 N2 FOP= E19 N4 W19 S4\$ N4 E19 S6 E13 N27\$.	

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			*RMF	190.00	78.00	7,020.00	SF		1.00	1.00	0.95	0.50	0.48	3,334							