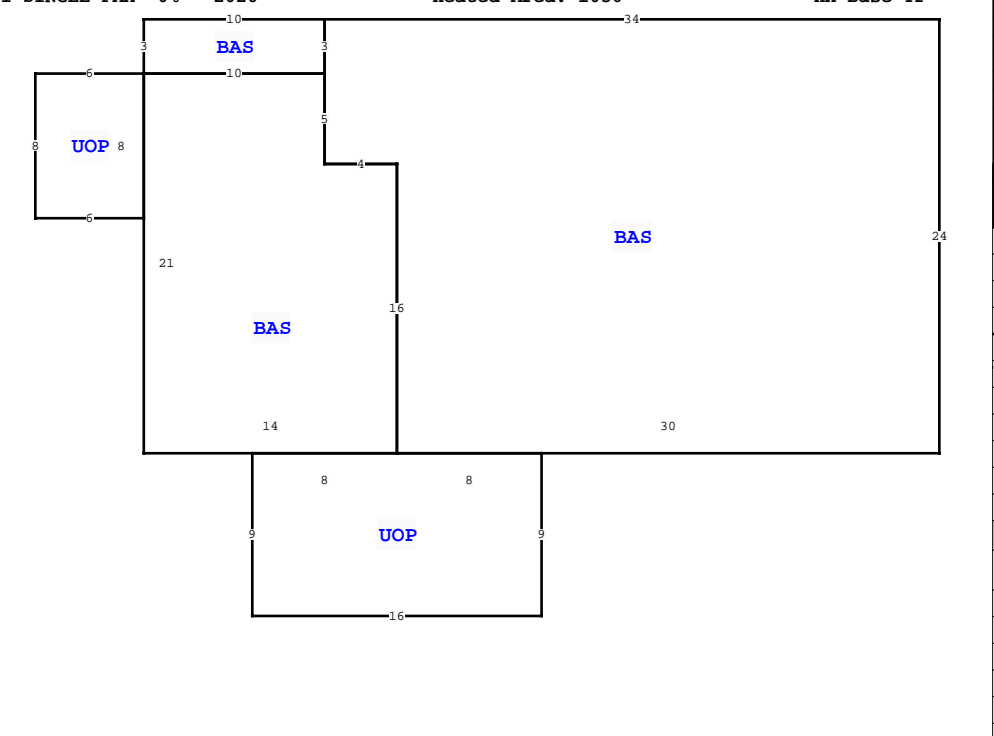


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,095	92.0550	103.10	112,894	1955	1955	0	0	35.00	65.00



Quality	04 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	830317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100		30	2,010
BAS	274	100		274	18,362
BAS	752	100		752	50,395
UOP	48	20		10	670
UOP	144	20		29	1,944
TOTALS	1,248			1,095	73,381

EXTRA FEATURES																	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	100	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	200	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	73,381		
TOTAL MARKET OB/XF VALUE	300		
TOTAL LAND VALUE - MARKET	8,490		
TOTAL MARKET VALUE	82,171		
SOH/AGL Deduction	0		
ASSESSED VALUE	82,171		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	82,171		
TOTAL JUST VALUE	82,171		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	79,058		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1536	5/07/2025	WD	U	I	30	63,600
GRANTOR: SCAMMACCA PAUL						
GRANTEE: LLSS REAL ESTATE LL						
1533/2569	2/07/2025	WD	Q	I	01	85,000
GRANTOR: ROBERTS ERIC MATTHEW						
GRANTEE: SCAMMACCA PAUL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W34 BAS= W10 S3 E10 N3\$S3 BAS= W10UOP= W6 S8 E6 N8\$S21 E14 N16 W4 N5\$ S5 E4 S16 UOP= W8 S9 E16 N9 W8\$ E30 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF															300								
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				0.00	0.00	5,660.00	SF		1.00	1.00	1.00	1.50	1.50	8,490							