

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
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	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,246	100	
FCP	180	25	
FOP	16	30	
FOP	21	30	
FST	90	55	
TOTALS	1,553		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025								
			Heated Area: 1246								
			HX Base Yr								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			107,741
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			12,692
TOTAL MARKET VALUE			120,433
SOH/AGL Deduction			0
ASSESSED VALUE			120,433
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			120,433
TOTAL JUST VALUE			120,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044804	Roof Replacement	6,000	06/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1514/2645	5/06/2024	WD Q	Q	I	01	125,000
GRANTOR: SHELLEY CHRISTOPHER B						
GRANTEE: DIAZ RUDY NOEL MORA						
1470/950	6/28/2022	WD Q	Q	I	01	100,000
GRANTOR: BRYAN ZECHER CONSTRUC						
GRANTEE: SHELLEY CHRISTOPHER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 S10 W9 S18 E9 S1 E13FOP= S3 E7 N3 W7\$ E7 N1 E20 FCP= E10 N18 W10 S18\$ N14 FOP= N4 FST= E10 N9 W10 S9\$ W4 S4 E4\$ W4 N14\$.	

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	0		RO	0.00	0.00	16,700.00	SF		1.00	1.00	0.80	0.95	0.76	12,692							