

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT VINYL	80		
Interior Floo	14	CARPET	20		
Air Condition	03	CENTRAL	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	01	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100		2,225	98,523
FEP	130	80		104	4,605
FEP	216	80		173	7,660
FGR	312	55		172	7,616
TOTALS	2,883			2,674	118,405

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0		98.40	263,122	1950	1950	20	0	35.00	45.00

Heated Area: 2225 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			118,405
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			23,687
TOTAL MARKET VALUE			142,992
SOH/AGL Deduction			0
ASSESSED VALUE			142,992
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			142,992
TOTAL JUST VALUE			142,992
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
98	MAINT/ALTR	50	03/20/2014
2313	ADDN SFR	35	03/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/1652	11/30/2016	WD	U	I	37	35,000
GRANTOR: JOHN D MELUM SR						
GRANTEE: JOHN M GROSS & MARI						
1313/2611	4/25/2016	WD	Q	I	01	73,000
GRANTOR: LOURDES R GUANLAD						
GRANTEE: JOHN D MELUM SR						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W23 S15 E3 FGR= S13 E24 N13 W24\$ E24 S13 W27 S38 E28	
FEP= E13 N10 W13 S10\$ N10 E13N56 FEP= N12 W18 S12 E18\$W18\$.	

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

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		*RSF-	107.00	115.00	12,305.00	SF		1.00	1.00	0.70	2.75	1.93	23,687							