

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	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	1,996	116.8200	133.17	265,807	1963	1963	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1752 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		172,775
TOTAL LAND VALUE - MARKET		400
TOTAL MARKET VALUE		10,688
SOH/AGL Deduction		183,863
ASSESSED VALUE		0
TOTAL EXEMPTION VALUE		183,863
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		183,863
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		180,840

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	1,752	100		1,752	151,654
FCP	590	25		148	12,811
FOP	96	30		29	2,510
FST	121	55		67	5,799
TOTALS	2,559			1,996	172,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
148	MAINT/ALTR	0	03/20/2018
381	ADDN SFR	60	08/29/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/631	6/05/2024	WD	U	I	11	100

GRANTOR: GAULT JANE W
GRANTEE: WARD FAMILY HOLDING

1401/0996	10/31/2019	WD	U	I	11	100
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GRANTOR: GEORGE R & JOAN WARD
GRANTEE: WARD FAMILY HOLDING

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	1.00	UT	0.00	0.00	100	0	0	3	100	400	

TOTAL OB/XF											
400											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W38 S14 FCP= W3 FST= W11 S5 E11 N5\$ S5 W11 S19 E14 N24\$ S24 E12 FOP= E12 N4 W12 S4\$ N4 E12 N10 E35 FOP= E4 N12 W4 S12\$ N12 E4 N12 FCP= N15 W19 FST= W6 S11 E6 N11\$ S11 W6 S4 E25\$ W25 \$.											

LAND DESCRIPTION																								
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	300.00	125.00	12,500.00	SF		1.00	1.00	0.90	0.95	0.86	10,688							