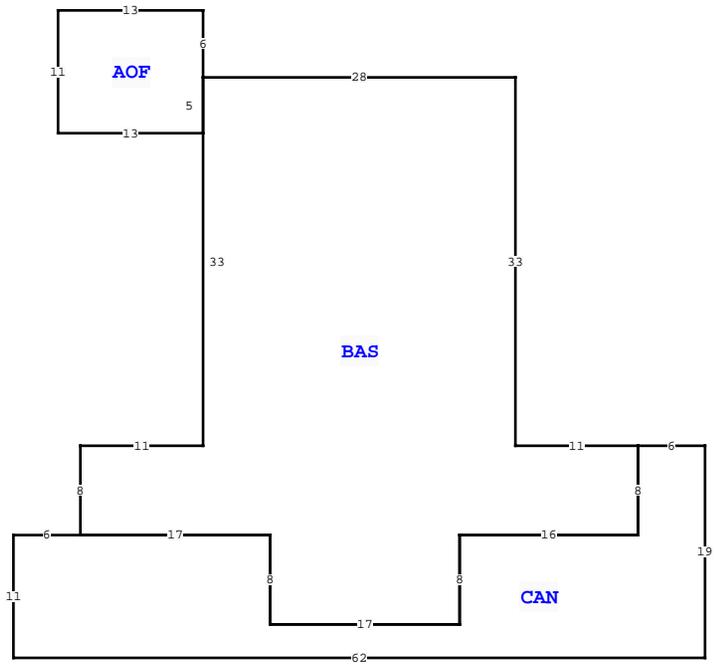


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		2	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	03	03	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	143	110	
BAS	1,460	100	
CAN	594	30	
TOTALS	2,197		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8801	04	1,795	55.6416	21.14	37,946	1945	1945	0	0	50.00	50.00
1 C B MISC 0% - 2025 Heated Area: 1603 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			18,973
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			57,600
TOTAL MARKET VALUE			78,573
SOH/AGL Deduction			3,245
ASSESSED VALUE			75,328
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			75,328
TOTAL JUST VALUE			78,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1325	11/27/2024	WD	U	I	30	269,000
GRANTOR: SERENITYBLOCK 32, LLC						
GRANTEE: KENT CHRISTOPHER EU						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W28 AOF= N6 W13 S11 E13N5\$ S33 W11 S8 CAN= W6 S11 E62 N19 W6 S8 W16 S8 W17 N8 W17\$ E17 S8 E17 N8 E16 N8 W11 N33\$.	

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 2,000.00	2,000.00	100	2025	2024	100	2,000	

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	1100	C	STORE 1FLR	0		*CG	0.00	0.00	8,000.00	SF		1.00	1.00	1.20	6.00	7.20	57,600							