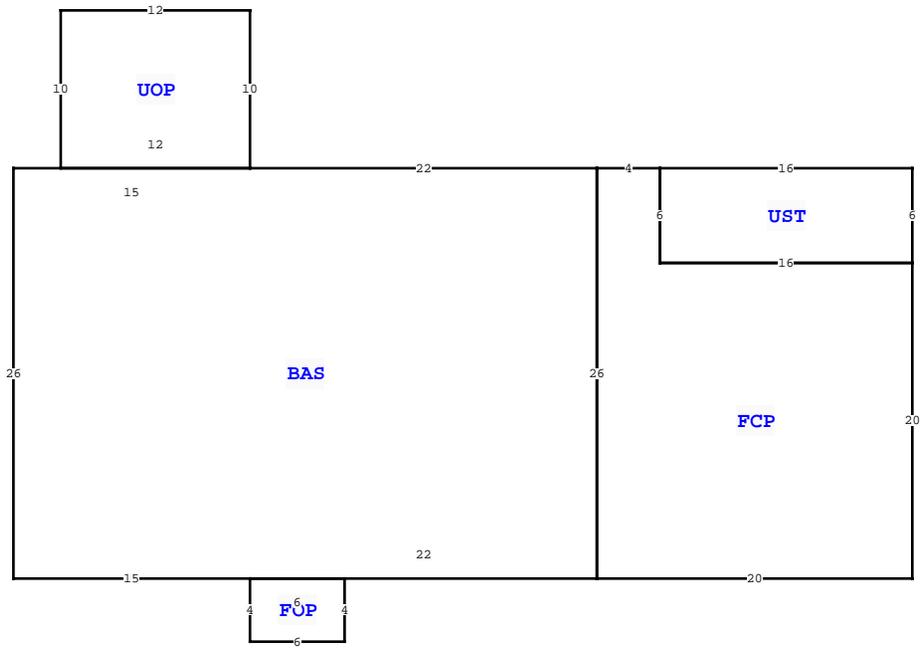




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	962	100	
FCP	424	25	
FOP	24	30	
UOP	120	20	
UST	96	45	
TOTALS	1,626		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024		Heated Area: 962					HX Base Yr	2024	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 1	Tax Dist:					
BUILDING MARKET VALUE	95,012					
TOTAL MARKET OB/XF VALUE	1,750					
TOTAL LAND VALUE - MARKET	12,058					
TOTAL MARKET VALUE	108,820					
SOH/AGL Deduction	0					
ASSESSED VALUE	108,820					
TOTAL EXEMPTION VALUE	HX HB 51,411					
BASE TAXABLE VALUE	57,409					
TOTAL JUST VALUE	108,820					
NCON VALUE	0					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	108,705					
SALE:1:1: PROPERTY SETTLEMENT AGREEMENT-DR 95-104						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1743	10/11/2023	WD	Q	I	01	150,000
GRANTOR: WADE JULIE JOHNSON						
GRANTEE: TALMADGE WILLIAM R						
14269/2336	12/21/2020	WD	Q	I	01	95,000
GRANTOR: SPIVEY GLORIA G						
GRANTEE: WADE JULIE JOHNSON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W22 UOP= N10 W12 S10 E12\$ W15 S26 E15 FOP= S4 E6 N4 W6\$ E22 FCP= E20 N20 UST= N6 W16 S6 E16\$ W16 N6 W4S26\$ N26\$.						

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	0080	DECKING	0	100	0	0	1.00	UT	800.00	50	1993	1993	3	50	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	50	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2024	2023		100	1,200	

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	100		*RO	52.00	105.00	5,512.00	SF		1.00	1.00	1.25	1.75	2.19	12,058								