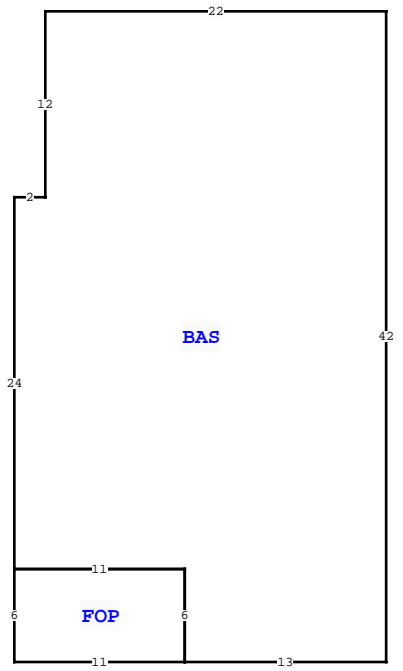


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	13	LAM/VNLPLK	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	918	100	
FOP	66	30	
TOTALS	984		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	938	102.5440	114.85	107,729	1947	1995	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 918 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			108,592
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			13,500
TOTAL MARKET VALUE			124,492
SOH/AGL Deduction			0
ASSESSED VALUE			124,492
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			124,492
TOTAL JUST VALUE			124,492
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			119,542

BLDG:2:1: 259 SE AVALON AVE
BLDG:1:1: 727 SE DADE ST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42	MAINT/ALTR	50	02/06/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2549	6/16/2023	WD	Q	I	01	158,500
GRANTOR: DAVIS JAY S						
GRANTEE: HARRIS GAREY						
1271/0836	3/18/2014	FJ	U	I	11	100
GRANTOR: CLERK OF COURT (BOBB						
GRANTEE: JAY S DAVIS						

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

BUILDING NOTES	

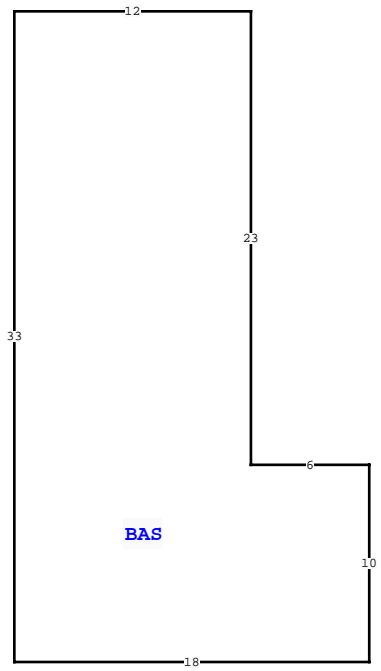
BUILDING DIMENSIONS	
BAS= W22 S12 W2 S24FOP= S6 E11 N6 W11\$ E11 S6 E13 N42\$.	

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	

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-	390.00	100.00	9,000.00	SF		1.00	1.00	1.00	1.50	1.50	13,500								

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LAM/VNLPLK 60				
Interior Floo	14 CARPET 40				
Air Condition	02 WINDOW 100				
Heating Type	02 CONVECTION 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				
Quality	05 05				
DOR CODE	0101 SFRES/SFRES				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	860317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100		456	38,568
TOTALS	456			456	38,568

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	456	116.1760	130.12	59,335	1960	1980	0	0	35.00	65.00	
2 SINGLE FAM			0% - 2024	Heated Area: 456			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			108,592
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			13,500
TOTAL MARKET VALUE			124,492
SOH/AGL Deduction			0
ASSESSED VALUE			124,492
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			124,492
TOTAL JUST VALUE			124,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1493/2549	6/16/2023	WD Q	Q	I	01	158,500
GRANTOR: DAVIS JAY S						
GRANTEE: HARRIS GAREY						
1271/0836	3/18/2014	FJ U	I	11		100
GRANTOR: CLERK OF COURT (BOBB						
GRANTEE: JAY S DAVIS						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 S33 E18 N10 W6 N23 \$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV