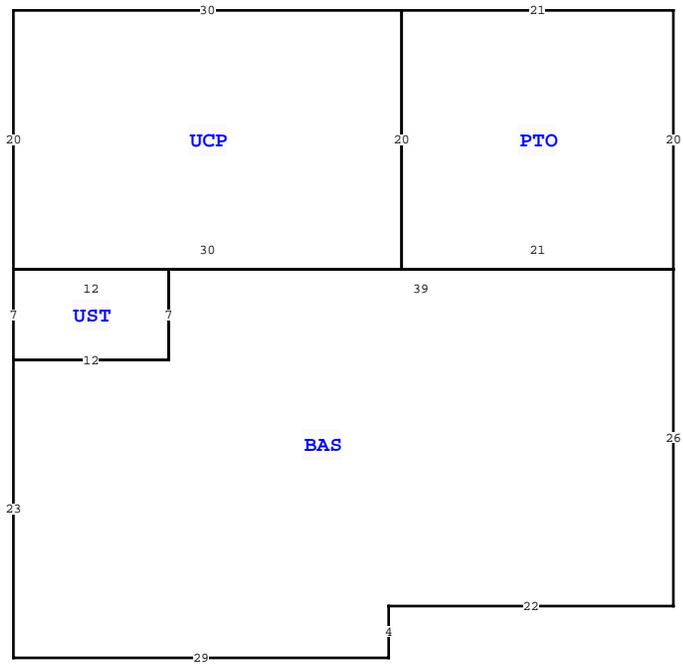




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	07
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,358	100	
PTO	420	5	
UCP	600	20	
UST	84	45	
TOTALS	2,462		

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%	- 2026								
Heated Area: 1358						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		143,414
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		155,614
SOH/AGL Deduction		0
ASSESSED VALUE		155,614
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,203
TOTAL JUST VALUE		155,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047358	Roof Replacement	9,800	06/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2763	3/19/2025	WD	U	I	41	220,000
GRANTOR: TURTLE GRASS PROPERTI						
GRANTEE: ROWAN NINA						
1501/1964	10/26/2023	WD	Q	I	01	105,000
GRANTOR: BEVILLE JOHN D JR						
GRANTEE: TURTLE GRASS PROPER						

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	100	0	0	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	
BAS= N26 PTO= N20 W21 UCP= W30 S20 E30 N20\$ S20 E21\$ W39 UST= W12 S7 E12 N7 \$ S7 W12 S23 E29 N4 E22\$.	

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		*RSF-	3	0.00	0.00	10,000.00	SF	1.00	1.00	1.00	0.95	0.95	9,500							