

ELEMENT		CD	CONSTRUCTION
Exterior Wall	18		CEMENT BRK 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	12		MODULAR MT 100
Interior Wall	05		DRYWALL 100
Interior Floor	12		HARDWOOD 80
Interior Floor	11		CLAY TILE 20
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			3 100
Bathrooms			2 100
Frame	01		NONE 100
Stories	1.1		1.100
Architectual Units	05		CONV 100 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	1,456	100	
FCP	260	25	
FOP	162	30	
FST	160	55	
TOTALS	2,038		

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%	- 2020	140.90	233,612	1967	1985	0	0	35.00	65.00

Heated Area: 1456 HX Base Yr 2020

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			151,848
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			25,900
TOTAL MARKET VALUE			178,748
SOH/AGL Deduction			63,449
ASSESSED VALUE			115,299
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			63,888
TOTAL JUST VALUE			178,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,086
LAND:1:1: 0.61 AC. (LOT IS LARGER)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1269/0798	1/31/2014	WD Q	I 01
GRANTOR: MICHAEL P CHRISTIE &			
GRANTEE: WHITNEY L MORRIS JR			
1028/2414	10/18/2004	WD Q	I
GRANTOR: JAVIER E POLLOCK			
GRANTEE: MICHAEL P CHRISTIE			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W20 N14 W16 S14 W8 FST= W20S8 E20 N8S S8 FCP= W13 S20 E13 N20S S20 E5 FOP= S6 E27 N6 W27 S E39 N28S.			

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	1.00	UT	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	400	

TOTAL OB/XF									
1,000									
BLD DATE		LGL DATE							
XF DATE		LAND DATE	04/21/2023	MLU					
INC DATE		AG DATE							

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		CI	60.00	165.00	1.00

UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.40	18,500.00	25,900.00	25,900							