



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	1,052	100	2025
FOP	96	30	2025
FOP	180	30	2025
TOTALS	1,328		

MARKET ADJUSTMENTS																																			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																								
1	SINGLE FAM	0%	- 2025	120.84	137,153	2024	2024	0	0	1.00	99.00																								
Heated Area: 1052 HX Base Yr																																			
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,052</td> <td>100</td> <td>2025</td> <td>1,052</td> <td>125,853</td> </tr> <tr> <td>FOP</td> <td>96</td> <td>30</td> <td>2025</td> <td>29</td> <td>3,469</td> </tr> <tr> <td>FOP</td> <td>180</td> <td>30</td> <td>2025</td> <td>54</td> <td>6,460</td> </tr> </tbody> </table>												AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,052	100	2025	1,052	125,853	FOP	96	30	2025	29	3,469	FOP	180	30	2025	54	6,460
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			135,781
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			12,950
TOTAL MARKET VALUE			149,931
SOH/AGL Deduction			0
ASSESSED VALUE			149,931
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			149,931
TOTAL JUST VALUE			149,931
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047645	New Residential C	200,000	07/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2056	6/08/2022	WD Q	Q	V	01	15,000

GRANTOR: MOD DEVELOPMENT LLC
GRANTEE: DIY DEVELOPMENT LLC

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	0	0	400.00	UT	3.00	3.00	100	2025

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023	MLU	

BUILDING NOTES											
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2025;ORIG=80,10] W30 N6 W14 S28 E44 N22 \$</p> <p>FOP=[YR=2025;ORIG=50,4] E30 S6 W30 N6 \$</p> <p>FOP=[YR=2025;ORIG=59,32] E16 S6 W16 N6 \$</p>											

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-2	0.00	0.00	1.00	LT		1.00	1.00	0.70	18,500.00	12,950.00	12,950							