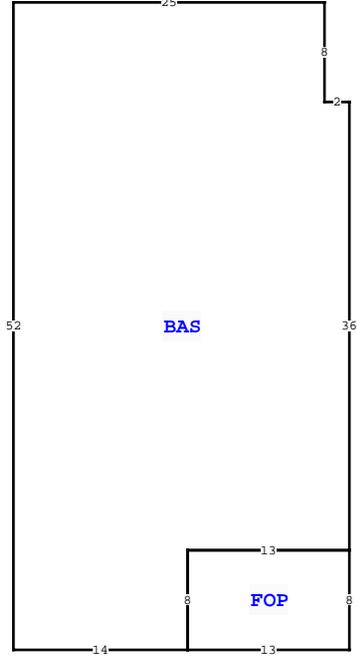


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,284	100	
FOP	104	30	
TOTALS	1,388		
TOTALS		1,315	124,577

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,315	100.7000	112.78	148,306	1922	2009	0	0	16.00	84.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1284 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			124,577
TOTAL MARKET OB/XF VALUE			2,080
TOTAL LAND VALUE - MARKET			9,417
TOTAL MARKET VALUE			136,074
SOH/AGL Deduction			0
ASSESSED VALUE			136,074
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			136,074
TOTAL JUST VALUE			136,074
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1299	ADDN SFR	50	05/26/2009
880	ADDN SFR	150	06/23/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1321	9/19/2025	WD	Q	I	01	170,000
GRANTOR: MELCHIN RICHARD						
GRANTEE: RAULERSON JENNIFER						
1418/1714	8/21/2020	WD	Q	I	01	97,500
GRANTOR: TRISKAL LLC						
GRANTEE: RICHARD MELCHIN						

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	0	0	0	690.00	UT	2.00	2.00	100	2009	2009	3	100	1,380	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

TOTAL OB/XF														2,080			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/12/2026			MLU											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W25 S52 E14 FOP= E13 N8 W13 S8\$ N8 E13 N36 W2 N8\$.													

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-3	0.00	0.00	7,533.77	SF		1.00	1.00	1.00	1.25	1.25	9,417							