

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floo	14 CARPET 90
Interior Floo	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	2,462	99.0486	112.92	278,009	1966	1966	0	0	10	35.00	55.00		
1 SINGLE FAM 0% - 2026 Heated Area: 2120 HX Base Yr														

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

L	OB/XF	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	1.00	UT	0.00	0.00	100	0	0	3	100	140	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

TOTAL OB/XF																1,340
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LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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
1	0100	C	SFR	0			00	120.00	70.00	9,400.00	SF		1.00	1.00	1.00	1.25	1.25	11,750							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			152,905
TOTAL MARKET OB/XF VALUE			1,340
TOTAL LAND VALUE - MARKET			11,750
TOTAL MARKET VALUE			165,995
SOH/AGL Deduction			0
ASSESSED VALUE			165,995
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			165,995
TOTAL JUST VALUE			165,995
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/176	6/09/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WENCE)						
GRANTEE: WENCE KATHY JOAN (L)						
1539/1004	3/10/2025	WD	Q	I	01	180,000
GRANTOR: WENCE KATHY JOAN						
GRANTEE: JONES FAMILY LIVING						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W2 N37 FCP= E3 N11 UST= N11 W27 S22 E5 N11 E22 \$W22 S11 E19\$ W14 PTO= W17 S19 E17 N19\$ S19 W17 S35 W10 S17 FOP= S7 E46 N7 W15 N2 W19 S2 W12\$ E12 N2 E19 S2 E15 N14 W3 N20\$.	