



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	15	HARDTILE 20			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	17	100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		15 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE	1900	PROFESS SVC/BLD			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100		625	27,016
BAS	780	100		780	33,716
BAS	850	100		850	36,742
BAS	1,948	100		1,948	84,203
FOP	4	30		1	43
FOP	25	30		8	346
FOP	100	30		30	1,297
TOTALS	4,332			4,242	183,360

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE MED	0%	- 2021									
Heated Area: 4203 HX Base Yr												

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VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		183,360
TOTAL MARKET OB/XF VALUE		9,961
TOTAL LAND VALUE - MARKET		59,506
TOTAL MARKET VALUE		252,827
SOH/AGL Deduction		0
ASSESSED VALUE		252,827
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		252,827
TOTAL JUST VALUE		252,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,898

SALE:2:1: INCLUDED PARCEL #13750-000			
SALE:1:1: LOTS 65-66 BLK K CANOVA S/D DOT-COMMERC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2330	ADDN COMM	278	04/12/2002
1636	ADDN COMM	194	09/20/1999
642	ADDN COMM	368	02/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2005	12/18/2020	WD	Q	I	01	250,000
GRANTOR: RIOS PASTOR H						
GRANTEE: CHARRON MARIA C						
0751/1524	10/01/1991	WD	Q	I		67,000
GRANTOR: J E WALL JR						
GRANTEE: PASTOR RIOS						

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	494.00	UT	1.50	1.50	100	1996	1996	3	100	741	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	
3	0166	CONC, PAVMT	0	0	107	40	4,280.00	UT	1.50	1.50	100	2014	2014	3	100	6,420	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W34 BAS= W25 BAS= W26 S30 E26 N30\$ S25 E25 N25\$ S25 BAS= W25 S34 E25 FOP= E5 N5 W5 S5\$ N5 E38 N16 FOP= N4 W1 S4 E1\$ W1 N4 E1 N9 W38\$ E34 N25\$ FOP= S25 E4 N25 W4\$.	

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	1910	C	MEDIC OFF	0		*RO	0.00	0.00	10,223.00	SF		1.00	1.00	1.00	2.50	2.50	25,558								
2	1001	C	MISC COMMERC	0			0.00	0.00	11,106.00	SF		1.00	1.00	1.00	2.50	2.50	27,765								
3	0700	C	MISC RES	0			0.00	0.00	6,183.00	SF		1.00	1.00	1.00	1.00	1.00	6,183								