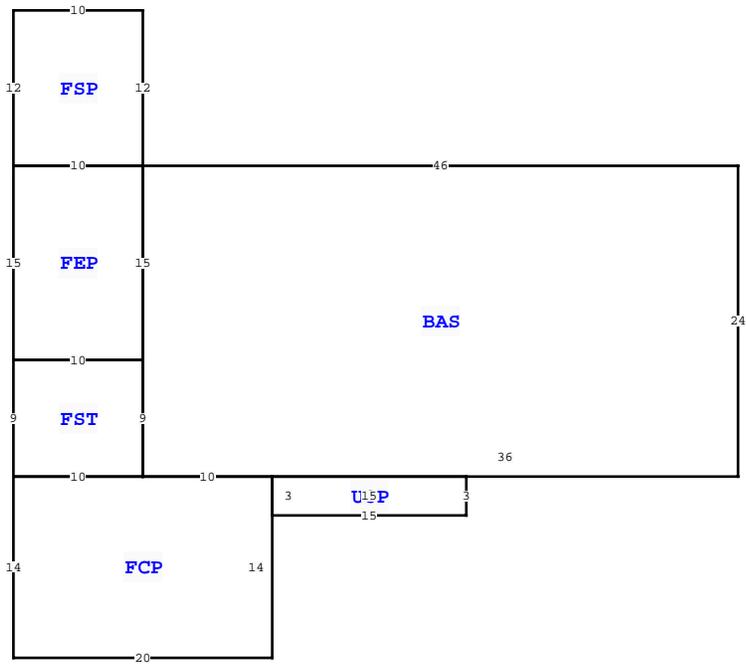




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	06	VINYL ASB	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	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	06		
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	92,032
FCP	280	25		70	5,836
FEP	150	80		120	10,004
FSP	120	40		48	4,001
FST	90	55		50	4,168
UOP	45	20		9	750
TOTALS	1,789			1,401	116,791

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,401	112.5000	128.25	179,678	1963	1963	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1104 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		116,791
TOTAL MARKET OB/XF VALUE		1,055
TOTAL LAND VALUE - MARKET		7,931
TOTAL MARKET VALUE		125,777
SOH/AGL Deduction		0
ASSESSED VALUE		125,777
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		125,777
TOTAL JUST VALUE		125,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047797	Electrical Servic	0	07/31/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2385	7/24/2024	WD	U	I	11	100
GRANTOR: COCHRANE SHAWNE						
GRANTEE: 401 SW WALL LLC						
1386/1126	6/11/2019	QC	U	I	11	0
GRANTOR: SHAWNE BOYLE HUNT AKA						
GRANTEE: SHAWNE COCHRANE & J						

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	1.00	UT	0.00	0.00	100	0	0	3	100	375	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0296	SHED METAL	0	0	8	10	80.00	UT	3.50	3.50	100	1993	1993	3	100	280	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W46 FSP= N12 W10 S12 E10\$ FEP= W10 S15 E10 N15\$ S15 FST= W10 S9 E10 N9 \$ S9 FCP= W10 S14 E20 N14 W10\$ E10UOP= S3 E15 N3 W15\$ E36 N24\$.	

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	14,100.00	SF		1.00	1.00	0.75	0.75	0.56	7,931							