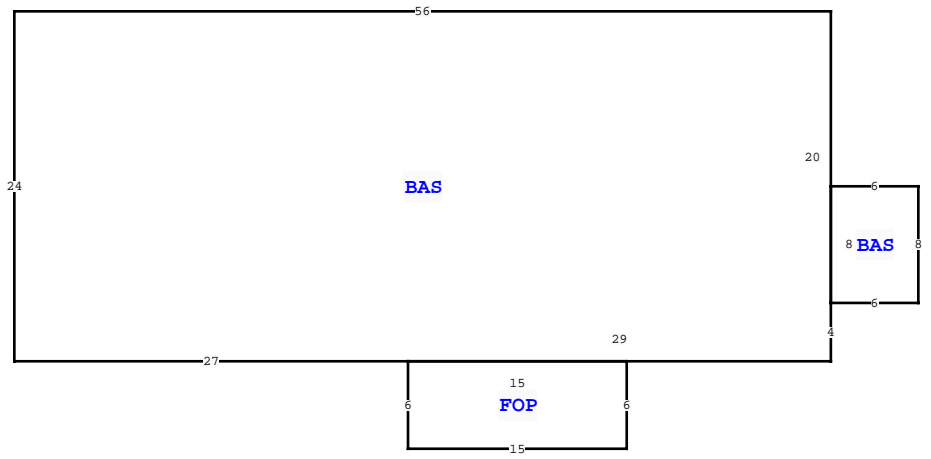




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	03	PLASTER	50
Interior Wall	05	DRYWALL	50
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	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
BAS	48	100	
BAS	1,344	100	
FOP	90	30	
TOTALS	1,482		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
				Heated Area: 1392			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		121,898	
TOTAL MARKET OB/XF VALUE		400	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		140,798	
SOH/AGL Deduction		18,359	
ASSESSED VALUE		122,439	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		71,028	
TOTAL JUST VALUE		140,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		140,798	
SALE:1:1: LOT 2 BLK 11 LAKE VILLAS ADD #5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/451	4/23/2021	WD	Q	I	01	145,000
GRANTOR: G4 RENTAL PROPERTIES						
GRANTEE: TUMMOND TREVOR						
1332/0225	2/20/2017	WD	Q	I	01	86,000
GRANTOR: CALVIN & ELIZABETH CA						
GRANTEE: G4 RENTAL PROPERTIE						

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	0296	SHED METAL	0	100	0	0			0.00	100	2012	2012	3	100	400	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W56 S24 E27 FOP= S6 E15N6 W15\$ E29 N4 BAS= E6 N8 W6 S8\$ N20\$.														

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	100		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							