

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	02 SHT VINYL 100
Ceiling	08 F.NOT SUS 100
Air Condition	07 ENG PACKGE 100
Heating Type	09 ENG F AIR 100
Fixtures	5 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RESTAURANT	0%	- 2022									
Heated Area: 1844 HX Base Yr												

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

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC, PAVMT	0	0	10	70	700.00	UT	1.50	1.50	100	1996	1996	3	100	1,050	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	300	
5	0296	SHED METAL	0	0	10	12	120.00	UT	7.50	7.50	100	2005	2005	3	100	900	
6	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	4,000	
TOTALS													2,738		2,121	81,956	

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	2100	C	RESTAURANT	0		00	0.00	0.00	22,050.00	SF		1.00	1.00	1.05	3.50	3.68	81,034							
2	2100	C	RESTAURANT	0		00	0.00	0.00	11,025.00	SF		1.00	1.00	1.05	3.50	3.68	40,517							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	81,956		
TOTAL MARKET OB/XF VALUE	6,900		
TOTAL LAND VALUE - MARKET	121,551		
TOTAL MARKET VALUE	210,407		
SOH/AGL Deduction	0		
ASSESSED VALUE	210,407		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	210,407		
TOTAL JUST VALUE	210,407		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	207,331		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044298	Roof Replacement	5,500	04/27/2022
000043757	Remodel	27,600	02/22/2022
44298	NEW METAL ROOF		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/170	11/16/2021	WD	U	I	35	220,000
GRANTOR: JR SAMUEL DEVELOPMENT						
GRANTEE: WERNER PAUL H						
1443/2584	9/26/2020	QC	U	I	11	100
GRANTOR: FUTCH TIMOTHY						
GRANTEE: JR SAMUEL DEVELOPME						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W18 N4 W8 S4 W15 W10 S28 E51 N18 N10 \$
BAS=[ORIG=-51,28] S8 E2 E17 N4 E6 S4 E7 E19 N8 W51 \$
FOP=[ORIG=-49,36] S14 E17 N14 W17 \$
FOP=[ORIG=-19,36] S14 E17 N14 W17 \$
FOP=[ORIG=-32,36] S14 E13 N14 W13 \$
UST=[ORIG=0,10] E14 N8 W14 S8 \$
UST=[ORIG=-41,0] N4 W10 S4 E10 \$
FOP=[ORIG=-32,36] E6 N4 W6 S4 \$
UOP=[YR=2024;ORIG=-41,0] N4 E15 S4 W15 \$