

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	2026
FEP	234	80	2026
FGR	484	55	2026
FOP	150	30	2026
TOTALS	2,324		
		1,954	255,818

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%	- 2026								
				Heated Area: 1456							
					HX Base Yr 2026						

Diagram labels: BAS 2026, FEP 2026, FGR 2026, FOP 2026

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			255,818
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			51,700
TOTAL MARKET VALUE			267,298
SOH/AGL Deduction			0
ASSESSED VALUE			267,298
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			215,887
TOTAL JUST VALUE			309,518
NCON VALUE			257,818
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			27,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
51652	New Residential C	364,000	11/26/2024
000051652	New Residential C	364,000	11/26/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2231	3/05/2024	WD	U	V	11	100

GRANTOR: SAULSBY OLIVER W
GRANTEE: TAYLOR DEBORAH S

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=71,10] W10 W15 W27 S30 E39 N8 E13 N22 \$											
FGR=[YR=2026;ORIG=58,32] E22 S22 W22 N22 \$											
FEP=[YR=2026;ORIG=19,40] E39 S6 W39 N6 \$											
FOP=[YR=2026;ORIG=46,0] E15 S10 W15 N10 \$											

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	100	0	400.00	UT	5.00	5.00	100	2026	2025		100	2,000	

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	DPHT 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					1.00	AC		1.00	1.00	0.70	11,000.00	7,700.00	7,700							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							