

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,000 TOTAL LAND VALUE - MARKET 630,000 TOTAL MARKET VALUE 43,200 SOH/AGL Deduction 0 ASSESSED VALUE 43,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,200 TOTAL JUST VALUE 634,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 634,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 000045126 Electrical Servic 0 08/08/2022																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1412/2634</td> <td>6/05/2020</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td>01</td> <td>390,000</td> </tr> </tbody> </table> GRANTOR: JO C SARGENT WARD AS GRANTEE: MARK A & LAUREN L G 0743/0687 3/18/1991 WD Q V 154,300 GRANTOR: CHAMPION REALTY CORP GRANTEE: JO N WARD										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1412/2634	6/05/2020	WD Q	Q	V	01	390,000
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TOTALS EXTRA FEATURES										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/16/2023</td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/16/2023	MLU												
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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	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000																												
LAND DESCRIPTION																																											
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	6200	A	PASTURE 3	0					140.00	AC		1.00	1.00	1.00	280.00	280.00	39,200																										
2	9910	M	MKT.VAL.AG	0					140.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	630,000																										
REVIEW DATE 08/10/2023 BY JB Total Acres: 140.00 Total Land Value: 39,200 Market: 630,000 Agricultural: 39,200 Common: 0 PRINTED 06/10/2026 BY SYS																																											