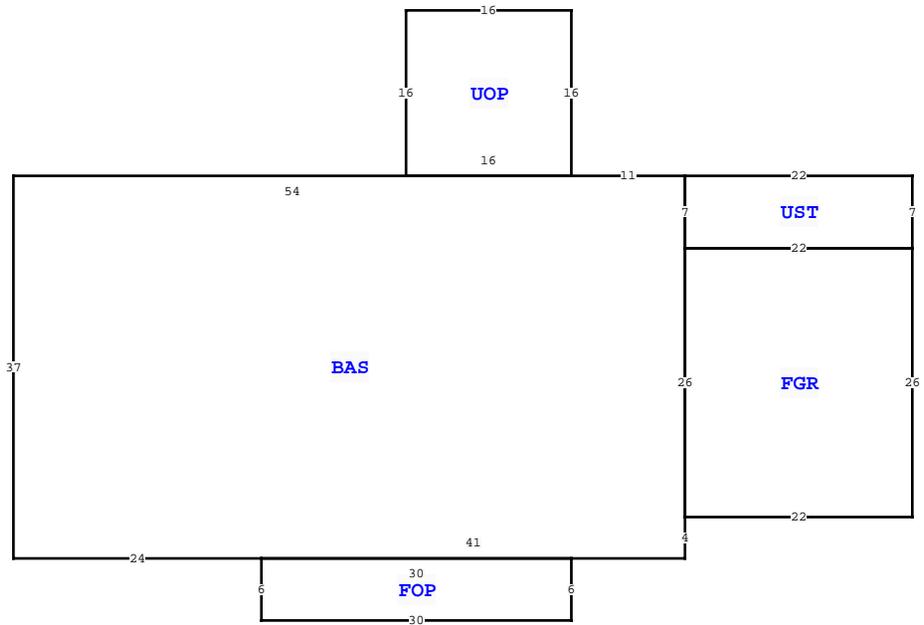


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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	1416.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,405
FGR	572
FOP	180
UOP	256
UST	154
TOTALS	3,567

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,894	111.6250	127.25	368,262	1968	1968	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 2405 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			239,370
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			45,500
TOTAL MARKET VALUE			288,870
SOH/AGL Deduction			0
ASSESSED VALUE			288,870
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			288,870
TOTAL JUST VALUE			288,870
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,675
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053118	Roof Replacement	33,000	05/15/2025
000045691	Remodel	33,515	10/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/895	6/13/2022	WD	Q	I	01	250,000
GRANTOR: BYNUM VICKI ANN						
GRANTEE: HUDSON PENNIE GEAN						
0866/2092	10/01/1998	QC	Q	I	01	0
GRANTOR: JIM B BYNUM						
GRANTEE: VICKI A BYNUM						

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0297	SHED CONCR	0	0	16	42	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

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	0140	C	SFR GOLF	0			0.00	0.00	1.00	LT		1.00	1.00	1.30	35,000.00	45,500.00	45,500							

TOTAL OB/XF														4,000										
REVIEW DATE 06/16/2025 BY chuck Total Acres: 1.42 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 05/12/2026 BY SYS																								