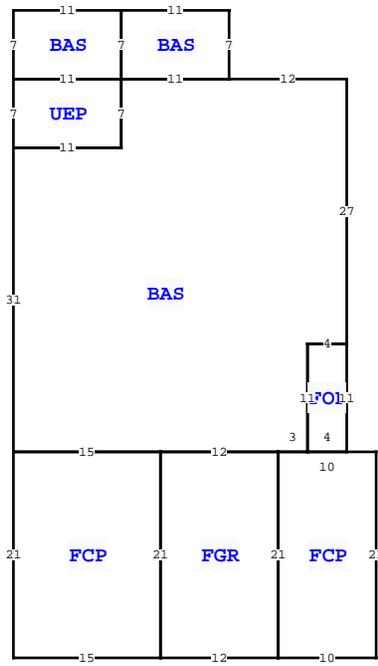


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	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	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	77	100	
BAS	77	100	
BAS	1,171	100	
FCP	210	25	
FCP	315	25	
FGR	252	55	
FOP	44	30	
UEP	77	60	
TOTALS	2,223		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,654	114.5620	130.60	216,012	1984	1984	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 1325 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		140,408	
TOTAL MARKET OB/XF VALUE		3,600	
TOTAL LAND VALUE - MARKET		15,750	
TOTAL MARKET VALUE		159,758	
SOH/AGL Deduction		30,847	
ASSESSED VALUE		128,911	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		77,500	
TOTAL JUST VALUE		159,758	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/401	8/15/2024	WD	U	I	11	100
GRANTOR: CARLUCCI MAELYN LEE						
GRANTEE: CARLUCCI MAELYN LEE						
1431/1846	3/02/2021	WD	Q	I	01	149,900
GRANTOR: SK SQUARED LLC						
GRANTEE: CARLUCCI MAELYN						

EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0166	CONC, PAVMT	0	100	0
2	0190	FPLC PF	0	100	0
3	0120	CLFENCE 4	0	100	0
4	0081	DECKING WI	0	100	0

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0081	DECKING WI	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION		TOTAL OB/XF														3,600								
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	100			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							