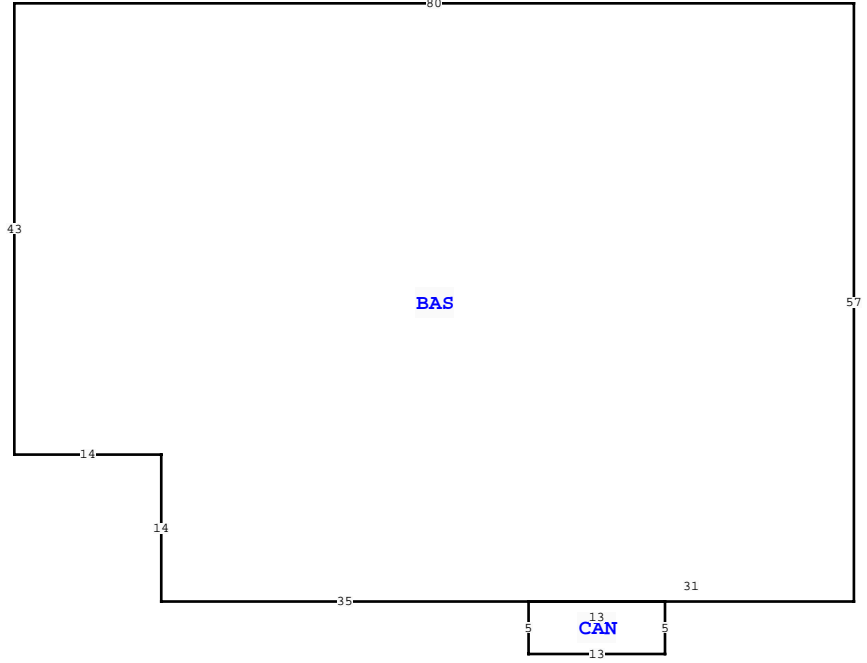




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		14	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		15	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	1900 PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,364	100	
CAN	65	30	
TOTALS	4,429		
TOTALS		4,384	344,273

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE MED	0%	- 0									Heated Area: 4364 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			344,273
TOTAL MARKET OB/XF VALUE			26,211
TOTAL LAND VALUE - MARKET			79,195
TOTAL MARKET VALUE			449,679
SOH/AGL Deduction			0
ASSESSED VALUE			449,679
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			449,679
TOTAL JUST VALUE			449,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			446,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25693	COMMERCIAL	2,198	04/04/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/591	1/27/2026	WD	Q	I	01	725,000
GRANTOR: A & A LLC						
GRANTEE: RYKINDJO, LLC						
1108/0659	1/12/2007	WD	Q	V	06	135,000
GRANTOR: BEDOYA & CURREA						
GRANTEE: A&A LLC						

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	0	0	645.00	UT	3.00	3.00	100	2007	2007	3	100	1,935	
2	0260	PAVEMENT-A	0	0	0	13,122.00	UT	1.85	1.85	100	2007	2007	3	100	24,276	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W80 S43 E14 S14 E35 CAN= S5 E13 N5 W13 E31 N57 S.	

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	1910	C	MEDIC OFF	0			0.00	0.00	31,653.00	SF		1.00	1.00	1.00	2.50	2.50	79,132							
2	9601	C	RETENTION AR	0			0.00	0.00	0.36	AC		1.00	1.00	1.00	175.00	175.00	63							