

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories		2.	2. 100
Architectural Units	05	CONV	100
Condition Adj	04	04	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	1,533	100	
FEP	170	80	
FGR	693	55	
FOP	84	30	2024
FOP	720	30	2024
FST	35	55	
FUS	844	100	
TOTALS	4,079		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,154	125.2551	142.79	450,360	1996	1996	0	0	35.00	65.00
1 SINGLE FAM 100% - 2025 Heated Area: 2377 HX Base Yr 2025											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			292,734
TOTAL MARKET OB/XF VALUE			38,558
TOTAL LAND VALUE - MARKET			19,000
TOTAL MARKET VALUE			350,292
SOH/AGL Deduction			0
ASSESSED VALUE			350,292
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			298,881
TOTAL JUST VALUE			350,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045292	Roof Replacement	29,201	08/26/2022
40576	GENERATOR	0	09/23/2020
18759	POOL	100	09/24/2001
10139	SFR	250	08/31/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/905	9/09/2022	WD	Q	I	01	425,000
GRANTOR: PEELER JUSTIN						
GRANTEE: RYGWALSKI AMANDA A						
1395/1908	9/30/2019	WD	Q	I	01	235,000
GRANTOR: DORA POWELL						
GRANTEE: JUSTIN PEELER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996
2	0166	CONC, PAVMT	0	100	0	2,359.00	UT	2.00	2.00	100	1996
3	0280	POOL R/CON	0	100	16	480.00	UT	70.00	70.00	100	2001
4	0166	CONC, PAVMT	0	100	0	1,344.00	UT	6,000.00	6,000.00	100	2001
5	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2009
6	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2014
7	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014
8	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2021

TOTAL OB/XF											
38,558											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W14 S38 E4 S14 E3 D2R2 E4 U2R2 E3 N4 E5 N6 N4 E21 N6 N7 N9 W17 N5 W1 U2L2 W7 D2L2 W1 N11 \$											
FUS=[ORIG=0,-30] N11 W28 S5 W13 N2 W6 S2 W25 S12 E25 S4 E4 N4 W2 N9 E4 S9 E4 S4 E4 N4 E5 N6 E28 \$											
FGR=[ORIG=30,25] E5 S7 E23 N26 W28 S19 \$											
FEP=[ORIG=30,16] N10 W17 S10 E17 \$											
FOP=[ORIG=9,42] E21 N4 W21 S4 \$											
FST=[ORIG=30,32] E5 N7 W5 S7 \$											
POP=[YR=2024;ORIG=40,-34] E18 S40 W18 N40 \$											

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	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							