

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	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	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,649	100	
FGR	528	55	
FOP	100	30	
FST	198	55	
PTO	168	5	
TOTALS	2,643		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026	115.67	241,288	1976	1976	0	0	35.00	65.00

Heated Area: 1649 HX Base Yr 2026

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			156,837
TOTAL MARKET OB/XF VALUE			7,621
TOTAL LAND VALUE - MARKET			21,000
TOTAL MARKET VALUE			176,738
SOH/AGL Deduction			2,276
ASSESSED VALUE			174,462
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			123,051
TOTAL JUST VALUE			185,458
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045129	Electrical Servic	0	08/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1084	8/06/2025	PB U		I	18	0

GRANTOR: CLERK OF COURT (WARD)
GRANTEE: WARD GARRY W JR

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W32PTO= N12 W14 S12 E14\$ W 21 FST= W22 S9 E22 N9\$ S9FGR= W22 S24 E22 N24\$ S20 FOP= S4 E25 N4 W25\$ E25 S4 E28 N33\$.	

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	100	0	0	UT	0.00	0.00	100	0	0	3	100	225	
2	0166	CONC, PAVMT	0	100	14	16	UT	2.00	2.00	75	1993	1993	3	75	336	
3	0040	BARN, POLE	0	100	28	30	UT	0.00	0.00	100	2014	2014	3	100	1,000	
4	0251	LEAN TO W/	0	100	12	30	UT	0.00	0.00	100	2014	2014	3	100	1,260	
5	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	280.00	280.00	280							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							