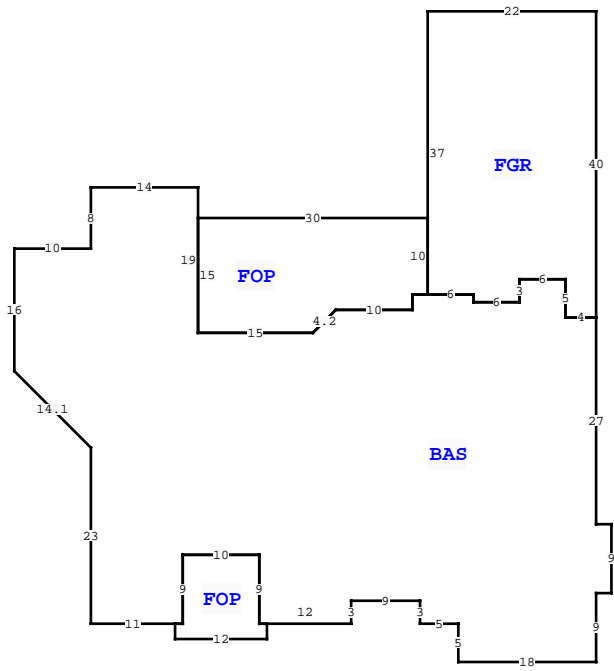


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0500	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,124	100	
FGR	820	55	
FOP	114	30	
FOP	406	30	
TOTALS	4,464		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
1	SINGLE FAM	100%	- 2021									
				Heated Area:	3124			HX Base Yr	2021			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			481,986
TOTAL MARKET OB/XF VALUE			58,784
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			590,770
SOH/AGL Deduction			57,905
ASSESSED VALUE			532,865
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			481,454
TOTAL JUST VALUE			590,770
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			586,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043196	Screen Enclosure	10,000	11/17/2021
000043110	Swimming Pool and	65,000	11/05/2021
38874	SFR	0	11/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1521	8/29/2019	WD	Q	V	01	47,000
GRANTOR: LYNNE GRECIAN (TRUSTE)						
GRANTEE: ZACCHEUS & JAKUANA						
1374/1793	12/16/2018	WD	U	V	11	100
GRANTOR: RIMROCK DEVELOPMENT L						
GRANTEE: L GRECIAN AS TRUSTE						

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	2.25	2.25	100	2020	2020	3	100	7,319	
2	0280	POOL R/CON	0	100	15	30	UT	70.00	70.00	100	2023	2022		95	29,925	
3	0282	POOL ENCL	0	100	30	44	UT	15.00	15.00	100	2023	2022		80	15,840	
4	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF													58,784											
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	0100	C	SFR	100		A-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W14 S8 W10 S16 D10 R10 S23 E11 FOP= S2 E12 N2 W1 N9 W10 S9 W1\$ E1 N9 E10 S9 E12 N3 E9 S3 E5 S5 E18 N9 E2 N9 W2 N27 FGR= N40 W22 S37 E6 S1 E6 N3 E6 S5 E4\$ W4 N5 W6 S3 W6 N1 W6 FOP= N10 W30 S15 E15 U3 R3 E10 N2 E2\$ W2 S2 W10 L3 D3 W15 N19\$.												

REVIEW DATE																								
BY																								
Total Acres: 2.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/23/2026 BY SYS																								