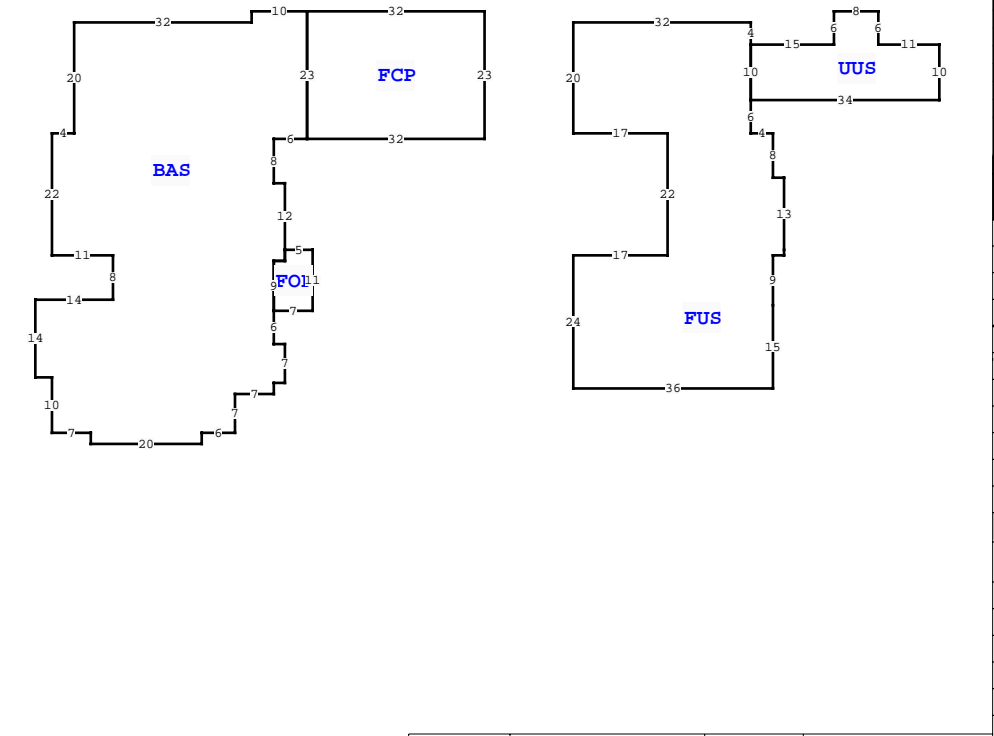




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

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%	- 2022									Heated Area: 4963	HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,013	100		3,013	399,249
FCP	736	25		184	24,382
FOP	73	30		22	2,916
FUS	1,950	100		1,950	258,393
UUS	388	50		194	25,707
TOTALS	6,160			5,363	710,645

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	2,110.00	UT	3.00	3.00	100	2022	2021		100	6,330	
2	0280	POOL R/CON	0	100	40	640.00	UT	70.00	70.00	100	2022	2021		93	41,664	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	3,200.00	3,200.00	100	2026	2025		100	3,200	
4	0294	SHED WOOD/	0	100	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		710,645	
TOTAL MARKET OB/XF VALUE		53,194	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		813,839	
SOH/AGL Deduction		136,535	
ASSESSED VALUE		677,304	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		625,893	
TOTAL JUST VALUE		813,839	
NCON VALUE		5,200	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		811,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041579	Swimming Pool and	65,000	03/23/2021
39655	SFR	0	04/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/1299	5/09/2014	WD	Q	V	01	31,000
GRANTOR: MARK & MELINDA NICKEL						
GRANTEE: BRADLEY R & KELLI H						
1014/2405	4/30/2004	WD	Q	V	06	19,500
GRANTOR: TIMOTHY & JENNIFER NI						
GRANTEE: MARK & MELINDA NICK						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=-30,-20] S20 W4 S22 E11 S8 W14 S14 E3 S10 E7 S2 E20 N2 E6 N7 E7 N2 E2 N7 W2 N6 N9 E2 N2 N12 W2 N8 E6 N23 W10 S2 W32 \$
FUS=[ORIG=60,-20] S20 E17 S22 W17 S24 E36 N15 N9 E2 N1 N13 W2 N8 W4 N6 N10 N4 W32 \$
FCP=[ORIG=12,-22] S23 E32 N23 W32 \$
FOP=[ORIG=6,23] S9 E7 N11 W5 S2 W2 \$
UUS=[ORIG=92,-16] S10 E34 N10 W11 N6 W8 S6 W15 \$

LAND DESCRIPTION																								
TOTAL OB/XF 53,194																								
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							