

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		3	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,824	100	2026
UDU	864	55	
UOP	35	20	2026
TOTALS	3,723		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	3,306	62.2440	69.71	230,461	2008	2008	0	0	50	17.00	33.00	
1 SINGLE FAM 100% - 2026													
Heated Area: 2824 HX Base Yr 2026													
TOTALS	3,723		3,306	76,052									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			76,052
TOTAL MARKET OB/XF VALUE			3,920
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			144,972
SOH/AGL Deduction			0
ASSESSED VALUE			144,972
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			93,561
TOTAL JUST VALUE			144,972
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			459,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36004	SFR	333	11/16/2017
25635	TR/TRAILER	0	03/21/2007
25516	SFR	729	02/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1729	8/06/2025	WD U	I	I	37	120,000
GRANTOR: COX CARLOS						
GRANTEE: PELSANG JEFFREY S						
1546/1726	8/05/2025	WD U	I	I	11	100
GRANTOR: FLEMING REBECCA J ATT						
GRANTEE: COX CARLOS						

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	0294	SHED WOOD/	0	100	12	20	240.00	UT	8.00	8.00	100	2008	2008	3	100	1,920	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0070	CARPORT UF	0	100	33	16	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
6	0070	CARPORT UF	0	100	19	11	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
TOTALS														3,920			

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
UDU=[ORIG=-181,0] E24 S36 W24 N36 \$	
UOP=[YR=2026;ORIG=-49,26] W7 S5 E7 N5 \$	
BAS=[YR=2026;ORIG=-20,0] W95 S21 E22 S5 E37 E7 S5 S11 E29 N42 \$	

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	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							