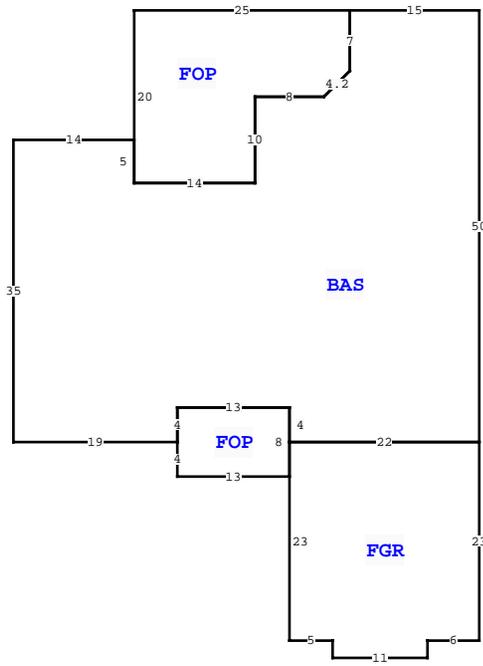


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	12	HARDWOOD	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	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	02		
NEIGHBORHOOD/LOC	1616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100		2,053	278,435
FGR	528	55		290	39,331
FOP	104	30		31	4,205
FOP	386	30		116	15,732
TOTALS	3,071			2,490	337,702

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,490	126.5572	144.28	359,257	2020	2020	0	0	1	5.00	94.00
1 SINGLE FAM 100% - 2021 Heated Area: 2053 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		337,702	
TOTAL MARKET OB/XF VALUE		6,300	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		409,002	
SOH/AGL Deduction		99,904	
ASSESSED VALUE		309,098	
TOTAL EXEMPTION VALUE		HX HB 13 309,098	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		409,002	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38428	SFR	1,086	08/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1386/0245	6/06/2019	WD Q	Q	V	05	65,000
GRANTOR: CHARLES E FLEMING						
GRANTEE: WAYNE&WANDA CLEMONS						
1084/0777	5/10/2006	WD U	U	V	08	42,500
GRANTOR: RICHARD M & IRENE J G						
GRANTEE: CHARLES E & CATHY A						

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

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	0040	BARN, POLE	0	100	40	70		2.25	2.25	100	2020	2020	3	100	6,300	

BUILDING NOTES	
BAS= W15 FOP= W25 S20 E14 N10 E8 U3 R3 N7\$ S7 L3 D3 W8 S10 W14 N5 W14 S35 E19 FOP= S4 E13 N8 W13 S4\$ N4 E13 S4 FGR= S23 E5 S2 E11 N2 E6 N23 W22\$ E22 N50\$.	

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								