



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architctual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	936	100	
UOP	72	20	
UOP	312	20	
USP	240	35	
UST	96	45	
TOTALS	1,656		

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%	- 2020								
Heated Area: 936						HX Base Yr 2020					

Diagram labels: UOP (top), USP (middle), UOP (bottom), BAS (large central area). Dimensions include 26, 30, 12, 8, 16, 6, 36, 12, 6, 12.

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	61,871		
TOTAL MARKET OB/XF VALUE	2,640		
TOTAL LAND VALUE - MARKET	31,500		
TOTAL MARKET VALUE	96,011		
SOH/AGL Deduction	34,706		
ASSESSED VALUE	61,305		
TOTAL EXEMPTION VALUE	HX HB	36,305	
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	96,011		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	96,011		
LAND:1:1: ADJ 4 PAVED RD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054802	Remodel	18,000	01/12/2026
000054562	Roof Replacement	17,290	11/24/2025
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1481/2314	12/16/2022	LE U	I 14
GRANTOR: SCRUGGS ROBERT D JR			
GRANTEE: SCRUGGS ROBERT D JR			
1294/2473	5/20/2015	WD U	I 35
GRANTOR: FRED MYERS			
GRANTEE: ROBERT D JR & BARBA			
BUILDING NOTES			
BUILDING DIMENSIONS			
UST= N16 W6 UOP= N4 W26 S12 E26 N8\$ S16 E6\$ BAS= W6 USP= N8 W30 S8 E30\$ W30 S26 UOP= S6 E12 N6 W12\$ E36 N26 \$.			

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	0060	CARPOT F	0	100	22	30		660.00	UT	4.00				4.00	2,640	

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	DPHT 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	2.25	14,000.00	31,500.00	31,500							