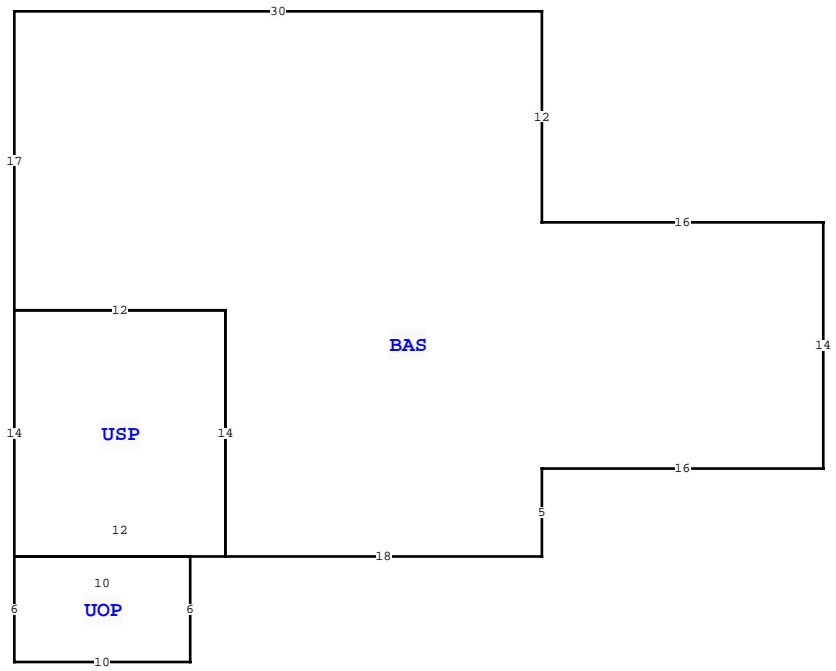


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
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	986	100	
UOP	60	20	
USP	168	35	
TOTALS	1,214		1,057
			56,495

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,057	86.7672	97.18	102,719	1958	1958	0	0	10	35.00	55.00
1 SINGLE FAM 0% - 2026 Heated Area: 986 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	56,495		
TOTAL MARKET OB/XF VALUE	150		
TOTAL LAND VALUE - MARKET	10,500		
TOTAL MARKET VALUE	67,145		
SOH/AGL Deduction	0		
ASSESSED VALUE	67,145		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	67,145		
TOTAL JUST VALUE	67,145		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	64,145		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/20	12/11/2025	QC	U	I	11	100
GRANTOR: HARRISON DAVID S						
GRANTEE: MANNING JACKIE R						
1423/2345	11/10/2020	WD	Q	I	01	50,000
GRANTOR: DOUGLAS M SASSER						
GRANTEE: DAVID S HARRISON &						

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0296	SHED METAL	0.00
2	0296	SHED METAL	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026		MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W16 N12 W30 S17 USP= S14 UOP= S6 E10 N6 W10\$ E12 N14 W12\$ E12 S14 E18 N5 E16 N14\$.												

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	20,000.00	10,000.00	10,000								
2	0000	C	VAC RES	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	500.00	500.00	500								