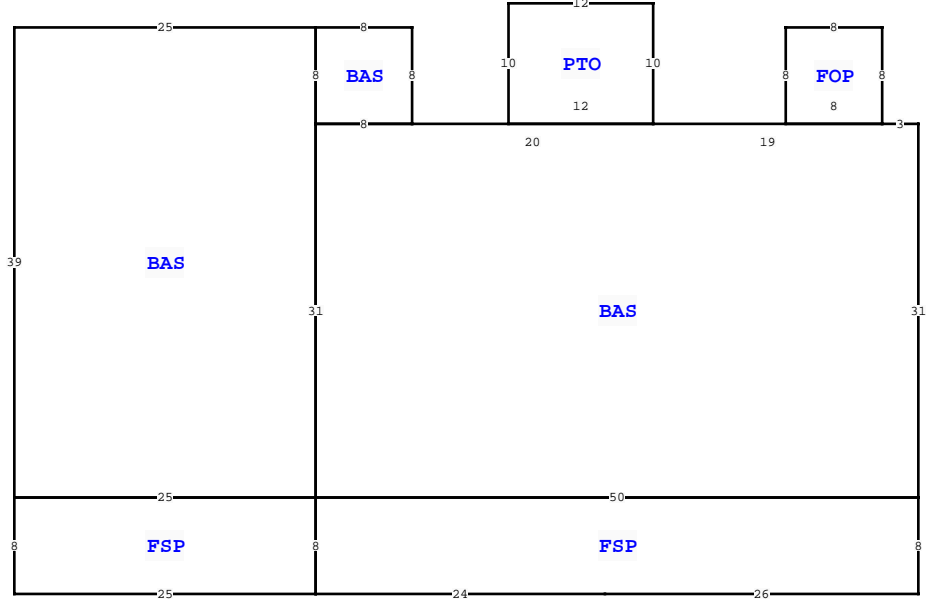




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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	02
NEIGHBORHOOD/LOC	1716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	64	100	
BAS	975	100	
BAS	1,550	100	
FOP	64	30	
FSP	200	40	
FSP	400	40	
PTO	120	5	
TOTALS	3,373		

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%	-	2026	Heated Area: 2589					HX Base Yr	2026	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			363,424
TOTAL MARKET OB/XF VALUE			60,768
TOTAL LAND VALUE - MARKET			81,224
TOTAL MARKET VALUE			505,416
SOH/AGL Deduction			131,345
ASSESSED VALUE			374,071
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			322,660
TOTAL JUST VALUE			505,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			557,224
XFOB:5:1: OLD MBH USED AS STORAGE			
SALE:4:1: 10 ACRES (AG)			
SALE:3:1: 10 AC			
SALE:2:1: NEWTON - NANCY HELD AGREEMENT DATED NOV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8368	SFR	75,000	05/11/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/792	8/18/2025	WD Q	Q	I	01	580,000
GRANTOR: BRADBURY MELISSA M						
GRANTEE: SIMS JOE M						
1482/2224	1/12/2023	WD Q	Q	I	01	665,000
GRANTOR: THOMPSON MARK D						
GRANTEE: BRADBURY JAMES E						

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	0297	SHED CONCR	0	100	14	27		1.00	UT 0.00	0.00	100	0	0	3	100	300
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	1994	1994	3	100	1,200
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
4	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	1994	1994	3	100	1,200
5	0327	STABLES-SM	0	100	0	0		1.00	UT 0.00	0.00	100	1994	1994	3	100	25,000
6	0280	POOL R/CON	0	100	28	14		392.00	UT 70.00	70.00	100	2023	2022		95	26,068

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/06/2026 MLU												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W3 W19 W20 W8 S31 E50 N31 \$												
BAS=[ORIG=-50,0] N8 W25 S39 E25 N31 \$												
FSP=[ORIG=-50,31] S8 E24 E26 N8 W50 \$												
FSP=[ORIG=-50,31] W25 S8 E25 N8 \$												
PTO=[ORIG=-22,0] N10 W12 S10 E12 \$												
FOP=[ORIG=-3,0] N8 W8 S8 E8 \$												
BAS=[ORIG=-42,0] N8 W8 S8 E8 \$												

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	9.23	AC		1.00	1.00	0.80	11,000.00	8,800.00	81,224								