

ELEMENT		CD	CONSTRUCTION
Exterior Wall	27	PREFIN	MTL 100
Roof Structur	10	STEEL	FRME 100
Roof Cover	14	PREFIN	MT 100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC	FINSH 100
Ceiling	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		4	100
Frame	05	STEEL	100
Story Height		16	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	4800	WAREHOUSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,000	100	
BAS	2,500	100	
CAN	840	30	
CLP	250	60	
GOF	1,500	185	
TOTALS	6,090		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	PREF	M B A	0%	- 2025	Heated Area: 5000			HX Base Yr				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,000	100		1,000	37,686							
BAS	2,500	100		2,500	94,215							
CAN	840	30		252	9,497							
CLP	250	60		150	5,653							
GOF	1,500	185		2,775	104,579							
TOTALS	6,090			6,677	251,629							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	251,629		
TOTAL MARKET OB/XF VALUE	16,840		
TOTAL LAND VALUE - MARKET	26,520		
TOTAL MARKET VALUE	294,989		
SOH/AGL Deduction	0		
ASSESSED VALUE	294,989		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	294,989		
TOTAL JUST VALUE	294,989		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	294,363		
SALE:1:1: 2.08 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054006	Generator		09/08/2025
000046358	Communications To	24,000	01/31/2023
20719	REMODEL	75	05/19/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2584	3/04/2024	WD	U	I	30	410,000
GRANTOR: L JOY USA LLC						
GRANTEE: RANGEL KARLA						
1170/1370	4/01/2009	WD	Q	I	01	160,000
GRANTOR: VICTORIA S SCHILLER						
GRANTEE: L JOY USA LLC						

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	0166	CONC, PAVMT	0	0	0	8,560.00	UT	1.50	1.50	100	1997	1997	3	100	12,840	
2	0070	CARPORT UF	0	0	40	1.00	UT	0.00	0.00	100	2024	2023		100	4,000	
TOTALS																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W20 GOF= W30 BAS= W50 S50 CLP= S5 E50 N5 W50\$ E50 N50\$ S50 E30 N50\$ S50 E20 N50\$ CAN= S50 W50 S5 W50 S3 E105 N58 W5\$.	

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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,120							
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,400.00	11,400.00	11,400							