

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 90	
Interior Floo	14	CARPET 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 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	2617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,619	100	
BAS	360	100	2025
BAS	392	100	2025
FCP	273	25	2025
FOP	136	30	
FSP	340	40	
TOTALS	4,120		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024								
Heated Area: 3371 HX Base Yr											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 3	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				607,986		
TOTAL MARKET OB/XF VALUE				34,218		
TOTAL LAND VALUE - MARKET				78,050		
TOTAL MARKET VALUE				720,254		
SOH/AGL Deduction				0		
ASSESSED VALUE				720,254		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				720,254		
TOTAL JUST VALUE				720,254		
NCON VALUE				4,500		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				679,044		
LAND:6:2: JOINS OTHER AG PROPERTY						
LAND:6:1: SMALL POND ON LOT						
SALE:4:1: LOT 16 BLOCK A OLUSTEE CREEK ESTATES UNI						
SALE:3:1: LOT 16						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000053019	Electrical Servic		05/05/2025			
000052703	Storage Building	7,880	03/26/2025			
000050892	Electrical Servic	0	09/23/2024			
000050190	New Residential C	120,000	06/24/2024			
000049990	Right-of-Way Acce		05/29/2024			
000049580	Additions	35,000	04/09/2024			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/748	11/17/2023	WD	Q	I	05	1,400,000
GRANTOR: PARKER DAVID C SR						
GRANTEE: DENT GREGORY H						
1461/2260	3/11/2022	WD	Q	I	05	522,500
GRANTOR: EDELMAN DAVID						
GRANTEE: PARKER DAVID C SR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W20 S5 W10 D3L3 S5 W16 N12 U3L3 W14 S50 E12 E3 N3 E16 S3 E19 N13 E7 N5 E9 N30 \$						
BAS=[YR=2025;ORIG=0,0] E28 S14 W28 N14 \$						
FSP=[ORIG=-20,0] N2 W32 D3R3 S12 E16 N5 U3R3 E10 N5 \$						
FOP=[ORIG=-54,48] S4 E22 N4 W3 N3 W16 S3 W3 \$						
BAS=[YR=2025;ORIG=-9,35] E24 N21 W15 S16 W9 S5 \$						
FCP=[YR=2025;ORIG=28,14] W13 S21 E13 N21 \$						

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	0	12	12	144.00	UT	10.00	70	2002	2002	3	70	1,008	
2	0296	SHED METAL	0	0	14	20	280.00	UT	5.00	70	2002	2002	3	70	980	
3	0070	CARPORT UF	0	0	20	20	400.00	UT	3.00	70	2002	2002	3	70	840	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	0	10	10	100.00	UT	2.00	50	2002	2002	3	50	100	
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	100			3	100	4,000	
7	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	70	2002	2002	3	70	756	
8	0040	BARN,POLE	0	0	28	42	1,176.00	UT	2.50	30	2002	2002	3	30	882	
9	0261	PRCH, UOP	0	0	10	12	120.00	UT	6.50	70	2002	2002	3	70	546	
10	0040	BARN,POLE	0	0	20	28	560.00	UT	2.50	70	2002	2002	3	70	980	

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	0		00	0.00	0.00	20.30	AC		1.00	1.00	0.50	7,000.00	3,500.00	71,050							

