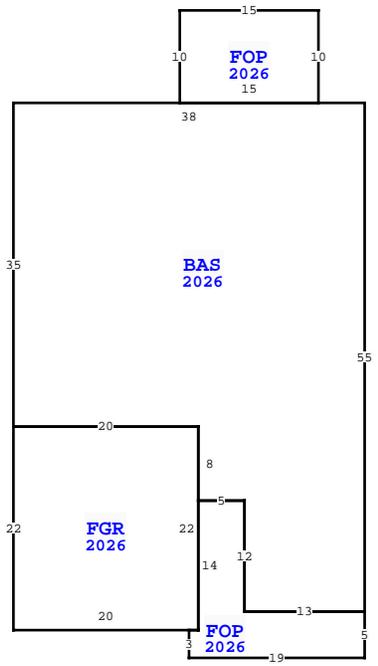


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,630	100	2026
FGR	440	55	2026
FOP	150	30	2026
FOP	153	30	2026
TOTALS	2,373		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026	140.28	275,370	2025	2025	0	0	0.00	100.00	
Heated Area: 1630 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	275,370		
TOTAL MARKET OB/XF VALUE	2,200		
TOTAL LAND VALUE - MARKET	30,800		
TOTAL MARKET VALUE	308,370		
SOH/AGL Deduction	0		
ASSESSED VALUE	308,370		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	308,370		
TOTAL JUST VALUE	308,370		
NCON VALUE	277,570		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	30,800		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051714	New Residential C	292,000	12/05/2024
000051398	Right-of-Way Acce		11/05/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1327	3/25/2026	WD Q	Q	I	01	362,000

GRANTOR: ADAMS HOMES OF NORTHW
 GRANTEE: GRECIAN MICHAEL FRE
 1520/1477 8/01/2024 WD Q V 05 2,220,000
 GRANTOR: CORNERSTONE HOMES OF
 GRANTEE: ADAMS HOMES OF NORT

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=76,8] W38 S35 E20 S8 E5 S12 E13 N55 \$
FGR=[YR=2026;ORIG=38,43] E20 S22 W20 N22 \$
FOP=[YR=2026;ORIG=76,63] W13 N12 W5 S14 W1 S3 E19 N5 \$
FOP=[YR=2026;ORIG=56,-2] E15 S10 W15 N10 \$

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	
1	0166	CONC,PAVMT	0	0	0	0	440.00	UT 5.00	5.00	100	2026	2025	100

LAND DESCRIPTION	TOTAL OB/XF 2,200												
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
1	0100	C	SFR	0		PRD	0.00	0.00	1.00	LT		1.00	1.00