

ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	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		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100	2026	2,201	288,793
FGR	440	55	2026	242	31,753
FOP	173	30	2026	52	6,823
FOP	197	30	2026	59	7,741
TOTALS	3,011			2,554	335,110

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: 2201						HX Base Yr 2026					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	335,110		
TOTAL MARKET OB/XF VALUE	2,100		
TOTAL LAND VALUE - MARKET	38,500		
TOTAL MARKET VALUE	375,710		
SOH/AGL Deduction	72,991		
ASSESSED VALUE	302,719		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	251,308		
TOTAL JUST VALUE	375,710		
NCON VALUE	337,210		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	38,500		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051957	New Residential C	311,000	01/02/2025
000051903	Right-of-Way Acce		12/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1696	6/25/2025	WD Q	Q	I	01	413,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: RAMOS JAIME						
1520/1477	8/01/2024	WD Q	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						

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	100	0	0			5.00	100	2026	2025		100	2,100	

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=0,-10] W13 S9 W16 U3L3 W5 N6 W19 S42 E36 N1 E7 S5 E13 N46 \$
FGR=[YR=2026;ORIG=-56,32] E22 S20 W22 N20 \$
FOP=[YR=2026;ORIG=-13,-10] W24 S6 E5.2 D3R3 E16 N9 \$
FOP=[YR=2026;ORIG=0,36] W13 N5 W7 S1 W1 S11 E8 N1 E13 N6 \$

LAND DESCRIPTION																								
TOTAL OB/XF 2,100																								
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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							