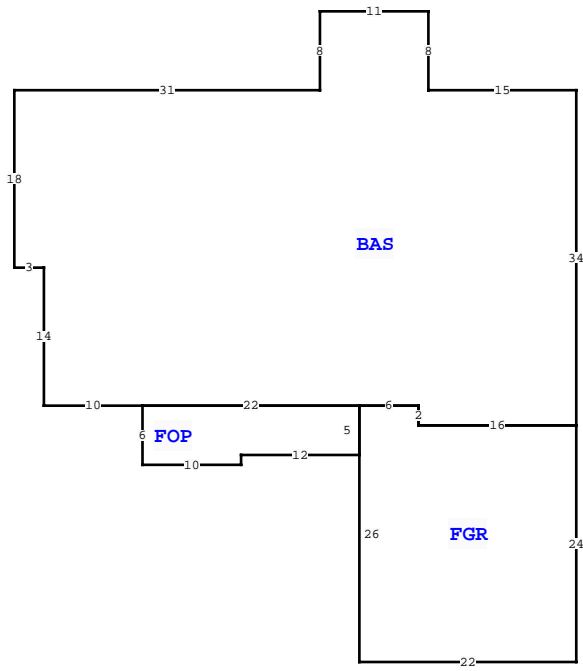


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LAM/VNLPLK	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,902	100	
FGR	540	55	
FOP	120	30	
TOTALS	2,562		

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: 1902	HX Base Yr 2026



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			271,275
TOTAL MARKET OB/XF VALUE			4,260
TOTAL LAND VALUE - MARKET			27,000
TOTAL MARKET VALUE			302,535
SOH/AGL Deduction			0
ASSESSED VALUE			302,535
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			251,124
TOTAL JUST VALUE			302,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34776	SFR	807	12/21/2016
25598	SFR	616	03/07/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/2098	10/27/2025	WD	Q	I	01	350,000
GRANTOR: HUNTER KYLE						
GRANTEE: LARSON REBECCA J						
1362/0021	5/29/2018	WD	Q	I	01	225,000
GRANTOR: ANN VILLAR						
GRANTEE: KYLE & MARKIE HUNTE						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0	100	0
2	0169	FENCE/WOOD	0	100	0

TOTAL OB/XF														4,260	
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		880.00	100	2017	2017	3	100	1,760	
2	0169	FENCE/WOOD	0	100	0	0		1.00	100	2017	2017	3	100	2,500	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/09/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS													
BAS= W15 N8 W11 S8 W31 S18 E3 S14 E10 FOP= S6 E10 N1 E12 N5 W22\$ E22 FGR= S26 E22 N24 W16 N2 W6\$ E6 S2 E16 N34\$.													

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	30,000.00	27,000.00	27,000							