

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	15 HARDTILE 10
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 Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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%	- 2018		269,016	2005	2005	0	0	20.00	80.00

Heated Area: 1629 HX Base Yr 2018

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			215,213
TOTAL MARKET OB/XF VALUE			7,330
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			257,543
SOH/AGL Deduction			91,951
ASSESSED VALUE			165,592
TOTAL EXEMPTION VALUE	HX HB 13		165,592
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			257,543
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,233

MAP NUM	MKT AREA	06				
3416.00	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,629	100		1,629	172,022
	FGR	528	55		290	30,624
	FOP	84	30		25	2,640
	FSP	236	40		94	9,926
TOTALS	2,477				2,038	215,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046579	Solar Power Syste	60,640	02/23/2023
000043562	Roof Replacement	15,171	01/20/2022
23074	SFR	514	04/27/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/624	2/14/2024	LE U	I	14		100

GRANTOR: STEICHEN ALDEAN
GRANTEE: STEICHEN ALDEAN (EN)
1335/1054 4/21/2017 WD Q I 01 169,900
GRANTOR: BRIDGITT BEASLEY
GRANTEE: ALDEAN & LINDA STEI

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	1,665.00	UT	2.00	2.00	100	2005	2005	3	100	3,330	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0070	CARPORT UF	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W31 S27 FGR= S22 E24 N22 W24\$ E24 S12 E11 FOP= E14 N6 W14 S6\$ N6 E14 S5 E12 N28 W13 FSP= N10 W17 S10 D6 R6 E5 R6 U6 \$ D6 L6 W5 L6 U6 N10\$.	

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	1.00	35,000.00	35,000.00	35,000									