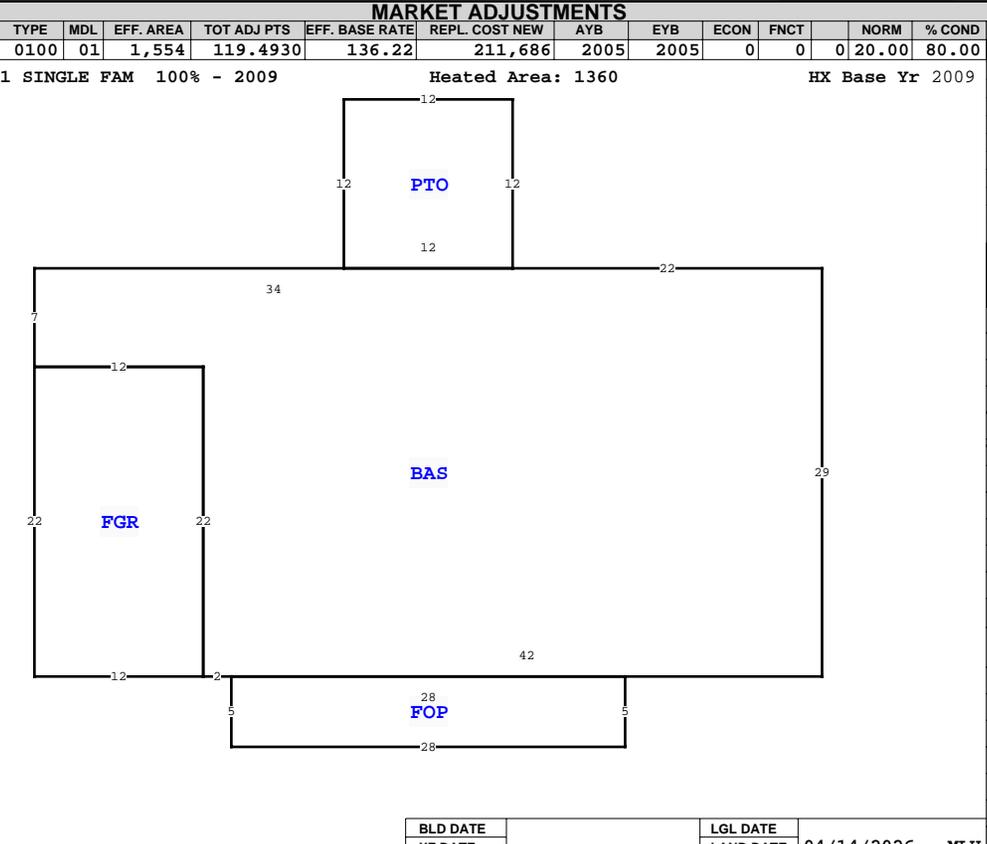




ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	19	COMMON BRK	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	14	CARPET	70			
Interior Floor	15	HARDTILE	30			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		3	100			
Bathrooms		2	100			
Frame	02	WOOD FRAME	100			
Stories	1.	1.	100			
Architectual	05	CONV	100			
Units		0	100			
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	3417.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,360	100		1,360	148,207	
FGR	264	55		145	15,802	
FOP	140	30		42	4,577	
PTO	144	5		7	763	
TOTALS	1,908			1,554	169,349	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			169,349
TOTAL MARKET OB/XF VALUE			3,680
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			195,529
SOH/AGL Deduction			69,281
ASSESSED VALUE			126,248
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			74,837
TOTAL JUST VALUE			195,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048450	Roof Replacement	16,500	10/19/2023
22756	SFR	418	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/1707	10/14/2008	WD	Q	I		130,000
GRANTOR: JODY SEXTON						
GRANTEE: TIMOTHY WIGGINS JR						
1111/0436	2/07/2007	QC	Q	I	01	100
GRANTOR: MARGARET SEXTON						
GRANTEE: JODY DARREN SEXTON						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 PTO= N12 W12 S12 E12\$ W34 S7 FGR= S22 E12 N22 W12\$ E12 S22 E2 FOP= S5 E28 N5 W28\$ E42 N29 \$.	

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	10	54	540.00	UT	2.00	100	2005	2005	3	100	1,080	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	600	

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	22,500.00	22,500.00	22,500							