

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 100
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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,764	125.0000	140.00	246,960	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2021 Heated Area: 1323 HX Base Yr 2021													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100		1,323	148,176
FGR	460	55		253	28,336
FOP	101	30		30	3,360
FSP	156	40		62	6,944
FSP	240	40		96	10,752
TOTALS	2,280			1,764	197,568

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	946.00	UT	2.00	2.00	100	2005	2005	3	100	1,892	
2	0169	FENCE/WOOD	0	100	0	0	256.00	UT	13.50	13.50	60	2006	2006	3	60	2,074	
3	0280	POOL R/CON	0	100	12	25	300.00	UT	70.00	70.00	100	2006	2006	3	51	10,710	
4	0282	POOL ENCL	0	100	20	33	660.00	UT	15.00	15.00	100	2006	2006	3	40	3,960	
5	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE 197,568			
TOTAL MARKET OB/XF VALUE 18,936			
TOTAL LAND VALUE - MARKET 22,500			
TOTAL MARKET VALUE 239,004			
SOH/AGL Deduction 85,132			
ASSESSED VALUE 153,872			
TOTAL EXEMPTION VALUE HX HB 51,411			
BASE TAXABLE VALUE 102,461			
TOTAL JUST VALUE 239,004			
NCON VALUE 0			
INCOME VALUE			
PREVIOUS YEAR MKT VALUE 238,104			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043128	Roof Replacement	15,165	11/09/2021
24729	ADDN SFR	25	07/07/2006
24238	POOL	150	03/14/2006
22597	SFR	428	12/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/921	12/29/2020	WD	Q	I	01	194,000
GRANTOR: MCBRIDE ISAAC T						
GRANTEE: ADAMS SHANNON R						
1325/1399	11/14/2016	WD	Q	I	01	145,000
GRANTOR: DOANLD J & DIANE WINK						
GRANTEE: ISAAC T MCBRIDE & A						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 FSP= N12 W20 FSP= W13 S12 E13 N12\$ S12 E20\$ W33 S31 E13 FOP= S7 E7 N3 E13 N4 W20\$ E20 FGR= S7 E20 N23 W20 S16\$ N16 E20 N15\$.	

REVIEW DATE 03/15/2017 BY DF																							
Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/26/2026 BY SYS																							