



BUILDING CHARACTERISTICS		CONSTRUCTION			
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 Floor	14	CARPET	80		
Interior Floor	13	LAM/VNLPLK	20		
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	06	06			
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	1,578	100		1,578	202,770
FGR	400	55		220	28,270
FOP	42	30		13	1,670
FOP	96	30		29	3,726
TOTALS	2,116			1,840	236,436

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,840	119.9100	136.70	251,528	2019	2019	0	0	6.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 1578 HX Base Yr 2024

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			236,436
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			260,536
SOH/AGL Deduction			4,258
ASSESSED VALUE			256,278
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			204,867
TOTAL JUST VALUE			260,536
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38122	SFR	739	05/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2507	11/07/2022	PB	U	I	18	0

GRANTOR: PITMON WENDELIN  
GRANTEE: PITMON MARK

1415/2372	7/20/2020	WD	U	I	30	100
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GRANTOR: CORNERSTONE DEVELOPER  
GRANTEE: WENDELIN PITMON

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	800.00	UT	2.00	2.00	100	2019	2019	3	100	1,600	

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

BUILDING NOTES	
BAS= W12 FOP= W19 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20\$ E20 S5 FOP= S7 E6 N7 W6\$ E6 S7 E10 S7 E12 N46\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 1,600																								
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							