

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	3417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,194	100	
FCP	198	25	
FOP	100	30	
FST	110	55	
TOTALS	1,602		

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%	- 2025								
					Heated Area: 1194						
						HX Base Yr 2025					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		128,371	
TOTAL MARKET OB/XF VALUE		750	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		147,621	
SOH/AGL Deduction		0	
ASSESSED VALUE		147,621	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		96,210	
TOTAL JUST VALUE		147,621	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		147,599	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051647	Remodel	18,070	12/04/2024
000050752	Roof Replacement	10,000	09/06/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/2440	1/02/2024	WD	Q	I	01	186,400
GRANTOR: PARKER POWER LLC						
GRANTEE: DONOVAN ASHLEY						
1356/0558	3/19/2018	WD	Q	I	01	80,000
GRANTOR: JEANNA L BARRAND & ED						
GRANTEE: PARKER POWER LLC						

EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE												
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			0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	100	0	0			0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	10	12			0.00	100	1993	1993	3	100	400	

TOTAL OB/XF										750														
LAND DESCRIPTION										750														
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	80.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W26 S11 W10 FST= W11 S10 E11 N10\$ S10 FCP= W11 S18E11 N18\$ S8 FOP= S10 E10 N10 W10\$ E10 S10 E26 N39\$.	

LAND DESCRIPTION		TOTAL OB/XF		750																				
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	80.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							