

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	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
Architectural	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	1,269	100	
FOP	51	30	
TOTALS	1,320		
TOTALS		1,284	125,582

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%	- 2019		Heated Area: 1269					HX Base Yr	2019

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				125,582		
TOTAL MARKET OB/XF VALUE				618		
TOTAL LAND VALUE - MARKET				18,500		
TOTAL MARKET VALUE				144,700		
SOH/AGL Deduction				47,164		
ASSESSED VALUE				97,536		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				46,125		
TOTAL JUST VALUE				144,700		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				144,541		
LAND:2:1: 10,285 SF. NO IMPROVED ROAD TO DATE.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000046026	Solar Power Syste	29,919	12/02/2022			
18917	SFR	242	11/02/2001			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/2610	10/03/2018	WD	Q	I	01	110,000
GRANTOR: BRIAN DUNCAN						
GRANTEE: JERRY TANKERSLEY						
0986/1320	6/18/2003	WD	Q	I		60,000
GRANTOR: DION & JESSE TAYLOR						
GRANTEE: BRIAN DUNCAN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W44 S30 E14 FOP= E17 N3 W17 S3\$ N3 E17 S3 E13 N30\$.						

EXTRA FEATURES															BLD DATE			LGL DATE					
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	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	
1	0166	CONC,PAVMT	0	100	0	0			2.00	100	2002	2002	3	100	618						04/21/2023	MLU	

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	85.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							