

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	13	LAM/VNLPLK 40
Interior Floor	15	HARDTILE 40
Interior Floor	14	CARPET 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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	50%	- 2022									Heated Area: 1502	HX Base Yr 2022



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		219,503	
TOTAL MARKET OB/XF VALUE		5,250	
TOTAL LAND VALUE - MARKET		30,938	
TOTAL MARKET VALUE		255,691	
SOH/AGL Deduction		13,730	
ASSESSED VALUE		241,961	
TOTAL EXEMPTION VALUE		101,411	
BASE TAXABLE VALUE		140,550	
TOTAL JUST VALUE		255,691	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,357	

MAP NUM	MKT AREA				
06					
NEIGHBORHOOD/LOC					
3417.1100	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100		1,502	153,631
FGR	460	55		253	25,878
FOP	29	30		9	920
FSP	120	40		48	4,910
UDG	608	55		334	34,163
<b>TOTALS</b>	<b>2,719</b>			<b>2,146</b>	<b>219,503</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049071	Roof Replacement	20,000	01/24/2024
20234	SFR	264	12/16/2002
12016	GARAGE	95	01/07/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/2392	11/24/2020	WD	Q	I	01	199,000
GRANTOR: MARGARET CAROL MCKENZ						
GRANTEE: THOMAS A GIGLIO & D						
1274/0803	5/08/2014	WD	U	I	11	100
GRANTOR: MARGARET CAROL MCKENZ						
GRANTEE: MARGARET CAROL MCKE						

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	LGL DATE
1	0296	SHED METAL	0	50	6	10	60.00	UT	3.50	3.50	100	2003	2003	3	100	210		04/21/2023	MLU
2	0166	CONC, PAVMT	0	50	0	0	2,520.00	UT	2.00	2.00	100	2003	2003	3	100	5,040			

BUILDING NOTES													
BAS= W18 FSP= N10 W12 S10 E12\$ W27 S34 E12 FOP= E7 U3 L3 N3 W4 S6\$ N6 E4 S3 R3 D3 E6 FGR= S23 E20 N23 W20\$ E20 N34\$ PTR= N30 UDG= N38 W16 S38 E16\$ S30\$.													

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	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.38	22,500.00	30,937.50	30,938							