

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	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
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	3417.1100	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,371	100	
FEP	130	80	
FGR	420	55	
FOP	30	30	
UEP	182	60	
TOTALS	3,133		
		2,824	240,725

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%	- 2021								
				Heated Area: 2371							
					HX Base Yr 2021						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			240,725
TOTAL MARKET OB/XF VALUE			4,553
TOTAL LAND VALUE - MARKET			37,125
TOTAL MARKET VALUE			282,403
SOH/AGL Deduction			80,272
ASSESSED VALUE			202,131
TOTAL EXEMPTION VALUE	HX HB 13		202,131
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			282,403
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053515	Additions	46,000	07/03/2025
27836	MAINT/ALTR	60	05/27/2009
10382	SFR	365	10/26/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/2728	3/26/2020	QC	U	I	11	100
GRANTOR: HOMER L HINES						
GRANTEE: HOMER L HINES & JAC						
1314/0161	4/28/2016	TR	Q	I	01	155,000
GRANTOR: BONITA G HADWIN & HER						
GRANTEE: HOMER L HINES						

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		1.50	1.50	100	1996	1996	3	100	2,753	
2	0296	SHED METAL	0	100	0	0		0.00	0.00	100	2017	2017	3	100	600	
3	0296	SHED METAL	0	100	0	0		0.00	0.00	100	2017	2017	3	100	1,200	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W15 N8 W3 U4 L3 W8 L3 D4 W15 S22 UEP= W18 S11 E14 N4 E4 N7S S7 W4 S4 W14 S18 E19N10 E12 FOP= E5 N6 W5 S6 \$ N6 E5 S6 E39 FGR= E21 N20 W21S20S N20 FEP= N13 W10 S13 E10S W10 N13S.	

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-1	0.00	0.00	3.00	LT		1.00	1.00	0.55	22,500.00	12,375.00	37,125							