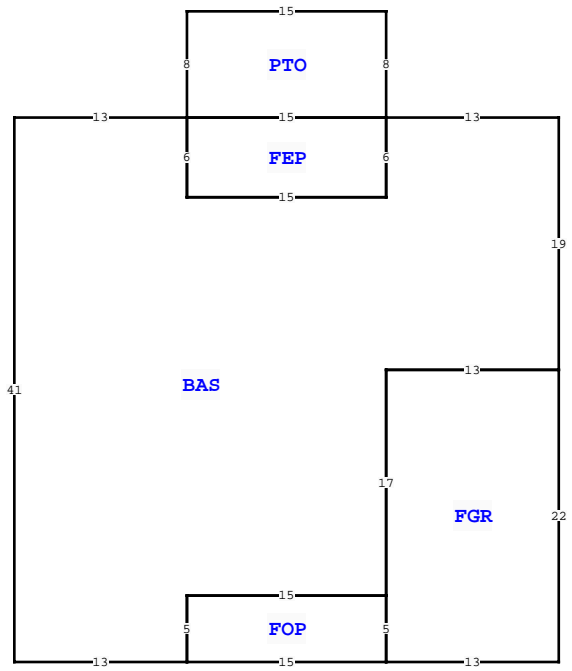


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 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/

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%	- 2026		206,396	1998	1998	0	0	33.08	66.92
Heated Area: 1230 HX Base Yr 2026											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100		1,230	114,249
FEP	90	80		72	6,688
FGR	286	55		157	14,583
FOP	75	30		22	2,044
PTO	120	5		6	557
<b>TOTALS</b>	<b>1,801</b>			<b>1,487</b>	<b>138,120</b>

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	528.00	UT	1.50	1.50	100	1998	1998	3	100	792	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			138,120
TOTAL MARKET OB/XF VALUE			1,092
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			163,962
SOH/AGL Deduction			18,715
ASSESSED VALUE			145,247
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			93,836
TOTAL JUST VALUE			163,962
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13257	SFR	210	11/04/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1855	12/18/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LINEH)						
GRANTEE: LINEHAN BRIAN P						
1555/749	11/26/2025	WD	Q	I	01	192,500
GRANTOR: LINEHAN BRIAN P						
GRANTEE: NUNEZ LOUIS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 S6 W15 N6 W13 S41 E13 N5 E15 N17 E13 N19 \$	
FGR=[ORIG=-13,36] S5 E13 N22 W13 S17 \$	
PTO=[ORIG=-13,0] N8 W15 S8 E15 \$	
FEP=[ORIG=-13,0] W15 S6 E15 N6 \$	
FOP=[ORIG=-28,41] E15 N5 W15 S5 \$	

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	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							