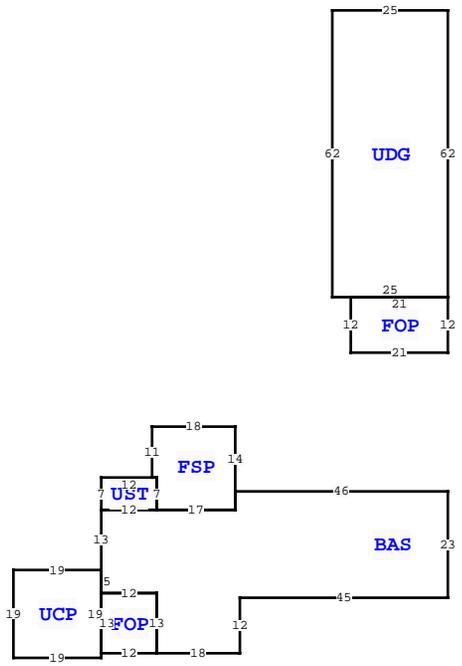


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual 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	02
NEIGHBORHOOD/LOC	3517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,813	100	
FOP	156	30	
FOP	252	30	
FSP	317	40	
UCP	361	20	
UDG	1,550	55	
UST	84	45	
TOTALS	4,533		

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%	- 2024								
Heated Area: 1813						HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		233,178	
TOTAL MARKET OB/XF VALUE		7,670	
TOTAL LAND VALUE - MARKET		35,262	
TOTAL MARKET VALUE		276,110	
SOH/AGL Deduction		85,155	
ASSESSED VALUE		190,955	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		139,544	
TOTAL JUST VALUE		276,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35231	GARAGE	144	04/25/2017
15773	REMODEL	55	07/13/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/970	12/29/2023	WD	Q	I	01	377,400
GRANTOR: SHERROD RHONDA KAY						
GRANTEE: NELOMS RODERICK A						
1505/1907	12/29/2023	WD	U	I	11	0
GRANTOR: SHERROD RHONDA KAY						
GRANTEE: NELOMS RODERICK A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0
2	0040	BARN, POLE	0	100	18	20	360.00	UT	0.75	100	0
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2012
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2012
5	0210	GARAGE U	0	100	23	27	1.00	UT	0.00	100	2012
6	0294	SHED WOOD/	0	100	17	24	1.00	UT	0.00	100	2012
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2017

TOTAL OB/XF												7,670
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W46 FSP= N14 W18 S11 E1S7 E17 N4S S4 W17 UST= N7 W12S7 E12S W12 S13 UCP= W19S19E19 N19S S5 FOP= S13 E12N13W12S E12 S13 E18 N12 E45 N23S PTR= N30 FOP= N12 UDG= N62 W25 S62 E25S W21 S12 E21S S30S.											

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	DPHT 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		A-1	0.00	0.00	1.09	AC		1.00	1.00	0.90	15,000.00	13,500.00	14,715							
2	0000	C	VAC RES	100			0.00	0.00	0.02	AC		1.00	1.00	0.90	15,000.00	13,500.00	297							
3	0000	C	VAC RES	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	0.90	15,000.00	13,500.00	20,250							