



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	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
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,323	100	
FGR	575	55	
FOP	30	30	
FOP	248	30	
TOTALS	3,176		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,722	128.2820	143.68	391,097	2014	2014	0	0	11.00	89.00

1 SINGLE FAM 100% - 2016 Heated Area: 2323 HX Base Yr 2016

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		348,076	
TOTAL MARKET OB/XF VALUE		17,310	
TOTAL LAND VALUE - MARKET		52,250	
TOTAL MARKET VALUE		417,636	
SOH/AGL Deduction		193,896	
ASSESSED VALUE		223,740	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		172,329	
TOTAL JUST VALUE		417,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,547	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31527	SFR	979	10/16/2013
27445	STORAGE	287	10/24/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2077	10/15/2015	WD	U	I	11	100

GRANTOR: ROBERT & KAREN KIRCHE  
GRANTEE: ROBERT JR & KAREN M  
1099/0446 9/29/2006 WD Q V 70,000  
GRANTOR: SEDGEFIELD LAND CO  
GRANTEE: ROBERT & KAREN KIRC

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	0031	BARN,MT AE	0	100	30	40	UT	12.00	12.00	100	2008	2008	3	100	14,400	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	UT	2.00	2.00	100	2014	2014	3	100	1,710	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W14 N12 W25 S27 FGR= S23 E25 N23 W25\$ E25 S23 E12 FOP= S2 E6 N5 W6 S3 \$ N3 E6 S5 E2 D3 R3 E4 U3 R3 E3 N2 E16 N32 FOP= N6 W35 S5 D3 R3 E18 N2 E14\$ W14 S2 W18 L3 U3 N5\$.	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	55,000.00	52,250.00	52,250							