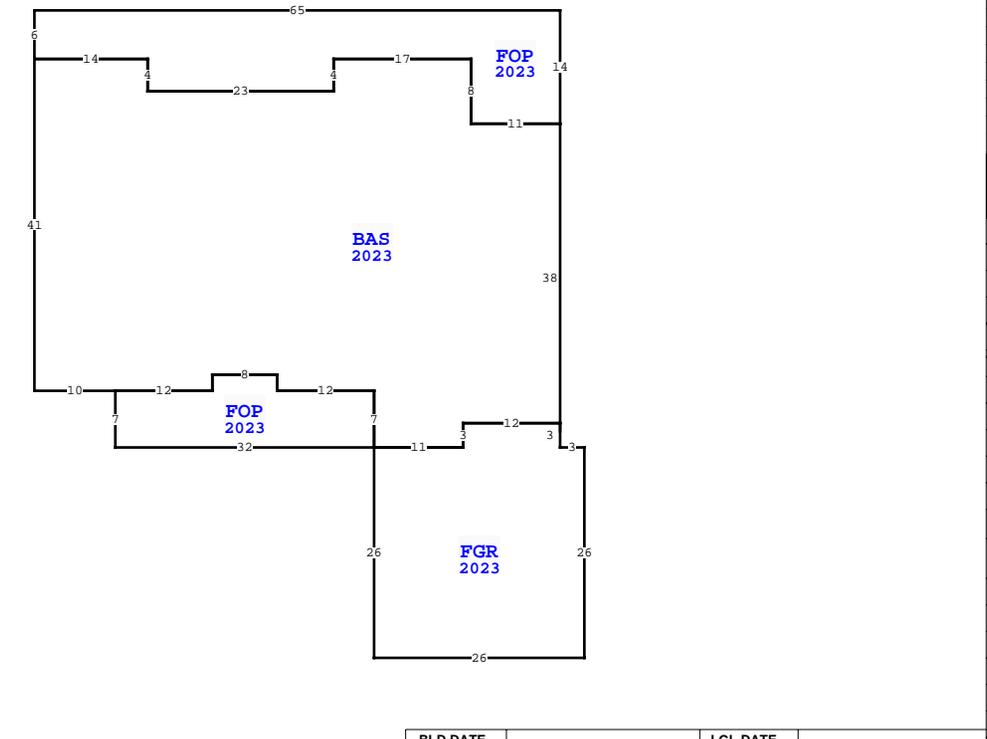


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	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	02

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%	- 2023									
Heated Area: 2604						HX Base Yr 2023						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100	2023	2,604	307,349
FGR	712	55	2023	392	46,268
FOP	240	30	2023	72	8,498
FOP	570	30	2023	171	20,183
<b>TOTALS</b>	<b>4,126</b>			<b>3,239</b>	<b>382,298</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		382,298	
TOTAL MARKET OB/XF VALUE		58,480	
TOTAL LAND VALUE - MARKET		44,000	
TOTAL MARKET VALUE		484,778	
SOH/AGL Deduction		19,848	
ASSESSED VALUE		464,930	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		413,519	
TOTAL JUST VALUE		484,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,720	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046307	Storage Building	40,000	07/14/2023
000046308	Storage Building	11,000	07/14/2023
000043061	New Residential C	250,000	10/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/0130	6/28/2019	WD Q	Q	V	01	23,000
GRANTOR: CHRISTOPHER J BIDA &						
GRANTEE: DAVID WARREN & DEIR						
1300/0160	7/29/2015	WD U	U	V	17	8,500
GRANTOR: CARRINGTON HOUSE PROP						
GRANTEE: BIDA, BATTISTA & PA						

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	UT	3.00	3.00	100	2023	2022		100	2,880	
2	0030	BARN, MT	0	100	24	26	UT	25.00	25.00	100	2025	2024		100	15,600	
3	0294	SHED WOOD/	0	100	0	0	UT	40,000.00	40,000.00	100	2025	2024		100	40,000	

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	0.80	55,000.00	44,000.00	44,000								

REVIEW DATE 03/05/2024 BY randa11																											
Total Acres: 5.00													Total Land Value: 44,000					Market: 0			Agricultural: 0			Common: 44,000		PRINTED 03/25/2026 BY SYS	