



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	12	HARDWOOD	50
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	
TOTALS	2,108		2,108 227,411

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2022	Heated Area: 2108			HX Base Yr 2022				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE				LGL DATE				05/06/2026 MLU				
XF DATE				LAND DATE								
INC DATE				AG DATE								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		227,411	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		110,440	
TOTAL MARKET VALUE		255,133	
SOH/AGL Deduction		57,341	
ASSESSED VALUE		197,792	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		146,381	
TOTAL JUST VALUE		344,851	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,651	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
40998	M H		12/08/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1415/2376	7/21/2020	WD U	V 30
GRANTOR: FRANCES FEAGLE WATSON			
GRANTEE: KAREN WATSON LOCKLE			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[ORIG=18,15] E68 S31 W68 N31 \$			

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
1	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100		
TOTALS										7,000		

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	0200	C	MBL HM	100					1.54	AC		1.00	1.00	1.00	11,000.00	11,000.00	16,940								
2	5500	A	TIMBER 2	0					8.50	AC		1.00	1.00	1.00	445.00	445.00	3,782								
3	9910	M	MKT.VAL.AG	0					8.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	93,500								