

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		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.030	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	958	100	2023
FGR	352	55	2023
FOP	80	30	2023
FOP	96	30	2023
FUS	888	100	2023
TOTALS	2,374		

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		332,096	2022	2022	0	0	3.00	97.00
				Heated Area: 1846			HX Base Yr 2024				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		322,133	
TOTAL MARKET OB/XF VALUE		1,320	
TOTAL LAND VALUE - MARKET		26,400	
TOTAL MARKET VALUE		349,853	
SOH/AGL Deduction		0	
ASSESSED VALUE		349,853	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		298,442	
TOTAL JUST VALUE		349,853	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		353,174	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053596	Roof Replacement	9,000	07/15/2025
000044716	New Residential C	325,150	06/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1482/785	1/03/2023	WD Q	Q	I	01	325,000

GRANTOR: SORENSEN & SMITH LLC
GRANTEE: RAINBOLT AARON
1408/1607 3/18/2020 WD U V 30 100
GRANTOR: GARY P SORENSEN
GRANTEE: SORENSEN & SMITH LL

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	400.00	UT	3.30	3.30	100	2023

TOTAL OB/XF											
1,320											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0100	C SFR				100					

BUILDING NOTES											
BAS=[YR=2023;ORIG=0,-20] W16 S36 E16 S6 E12 N26 W5 N10 W7 N6 \$											
FUS=[YR=2023;ORIG=-30,-20] W12 N16 W16 S36 E16 S6 E12 N26 \$											
FGR=[YR=2023;ORIG=12,2] E16 S22 W16 N22 \$											
FOP=[YR=2023;ORIG=-16,16] E16 S6 W16 N6 \$											
FOP=[YR=2023;ORIG=-16,-28] E10 S8 W10 N8 \$											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=0,-20] W16 S36 E16 S6 E12 N26 W5 N10 W7 N6 \$											
FUS=[YR=2023;ORIG=-30,-20] W12 N16 W16 S36 E16 S6 E12 N26 \$											
FGR=[YR=2023;ORIG=12,2] E16 S22 W16 N22 \$											
FOP=[YR=2023;ORIG=-16,16] E16 S6 W16 N6 \$											
FOP=[YR=2023;ORIG=-16,-28] E10 S8 W10 N8 \$											

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	24,000.00	26,400.00	26,400							