

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	14	CARPET	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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	4416.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	276	100	
BAS	1,672	100	
FGR	736	55	
FOP	176	30	
FOP	210	30	
FSP	231	40	
TOTALS	3,301		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,561	121.1616	135.70	347,528	1994	1994	0	0	31.00	69.00	

1 SINGLE FAM 0% - 2026 Heated Area: 1948 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			239,794
TOTAL MARKET OB/XF VALUE			3,124
TOTAL LAND VALUE - MARKET			16,160
TOTAL MARKET VALUE			259,078
SOH/AGL Deduction			0
ASSESSED VALUE			259,078
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			259,078
TOTAL JUST VALUE			259,078
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045892	Roof Replacement	18,716	11/10/2022
9951	ADDN SFR	65	07/13/1995
8555	SFR	49,000	06/30/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/697	3/02/2023	LE U		I	14	100

GRANTOR: KIKTA HILDA W AKA HIL  
GRANTEE: KIKTA JOSEPH F  
0787/2027 2/25/1994 WD U V 12 16,000  
GRANTOR: PAUL & IVAH MAE HENDL  
GRANTEE: STEPHEN E & HILDA W

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	0180	FPLC 1STRY	0	0 0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	0 0	413.00	UT	1.50	1.50	100	0	0	3	100	620	
3	0296	SHED METAL	0	0 12 14	168.00	UT	5.00	5.00	60	1994	1994	3	60	504	

TOTAL OB/XF												
3,124												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W8 BAS= N12 W23 S12 E23\$ W23 FSP= N12 W11 S21 E11 N9\$ S9 W11 FOP= N21 W10 S21 E10\$ W10 S28 E15 FOP= S3 E22 N8 W22 S5\$ N5 E22 S6 E15 N6 FGR= E24 N32 W24 S8 E4 S8 W4 S16\$ N16 E4 N8 W4 N8\$ .												

LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,160							