

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	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	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,040	100	
FGR	312	55	
USP	288	35	
TOTALS	1,640		

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: 1040						HX Base Yr 2023					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			157,821
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			10,128
TOTAL MARKET VALUE			168,749
SOH/AGL Deduction			5,992
ASSESSED VALUE			162,757
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			111,346
TOTAL JUST VALUE			168,749
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,195
SALE: 5:1:			
SALE: 4:1:			
SALE: 3:1:			
SALE: 2:1: DIVORCE - QC TO EX-WIFE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1486/805	3/02/2023	WD U	I 11
GRANTOR: CALDWELL KIMBERLY ANN			
GRANTEE: MEZGER KIMBERLY ANN			
1459/399	2/08/2022	WD Q	I 01
GRANTOR: CHANNELL DAVID M			
GRANTEE: CALDWELL KIMBERLY A			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W7 USP= N12 W24 S12 E24\$ W33 S26 E40 FGR= E12 N26 W12 S26\$ N26\$.			

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	0	1.00	UT	0.00	100	0
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014

TOTAL OB/XF											
800											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	0.53	AC	1.00

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	% 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		00	0.00	0.00	0.53	AC	1.00	1.00	1.47	13,000.00	19,110.00	10,128							