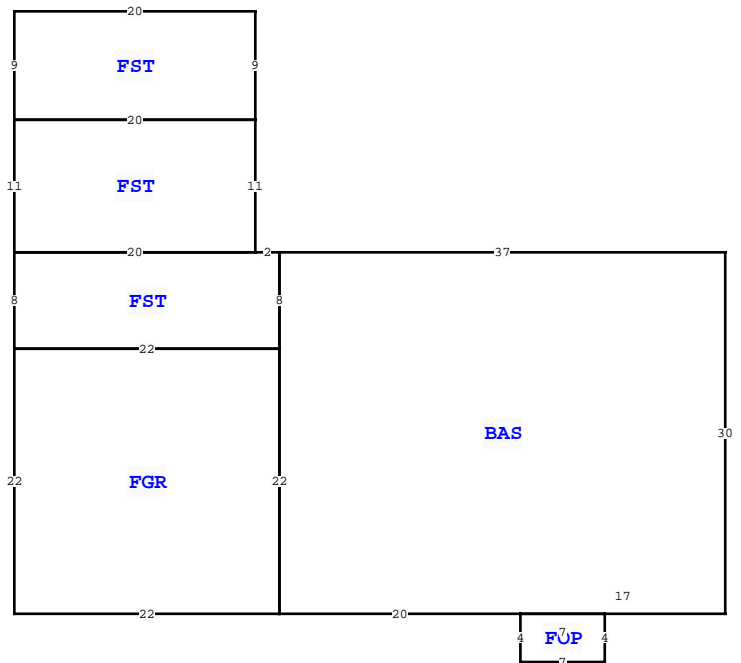


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
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	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	5417.0500 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,110
FGR	484
FOP	28
FST	176
FST	180
FST	220
TOTALS	2,198

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%	- 2022		231,472	1955	2005	0	0	20.00	80.00	Heated Area: 1110 HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		185,178
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		19,635
TOTAL MARKET VALUE		205,113
SOH/AGL Deduction		26,507
ASSESSED VALUE		178,606
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		122,195
TOTAL JUST VALUE		205,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/2238	12/22/2021	WD	Q	I	01	168,000
GRANTOR: LOTUS PROPERTY LLC						
GRANTEE: STRUBELL CHRISTOPHE						
1332/2612	3/13/2017	WD	Q	I	01	100,000
GRANTOR: KEVIN K MCGINNIS & AN						
GRANTEE: LOTUS PROPERTY LLC						

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	

BLD DATE: LGL DATE: 05/12/2026 MLU  
XF DATE: LAND DATE  
INC DATE: AG DATE

BUILDING NOTES													

**BUILDING DIMENSIONS**  
BAS= W37 FST= W2 FST= N11 FST= N9 W20 S9 E20\$ W20 S11 E20\$ W20 S8 E22 N8\$ S8 FGR= W22 S22 E22 N22 \$ S22 E20 FOP= S4 E7 N4 W7\$ E17 N30\$.

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	231.00	150.00	19,635.00	SF		1.00	1.00	0.80	1.25	1.00	19,635							