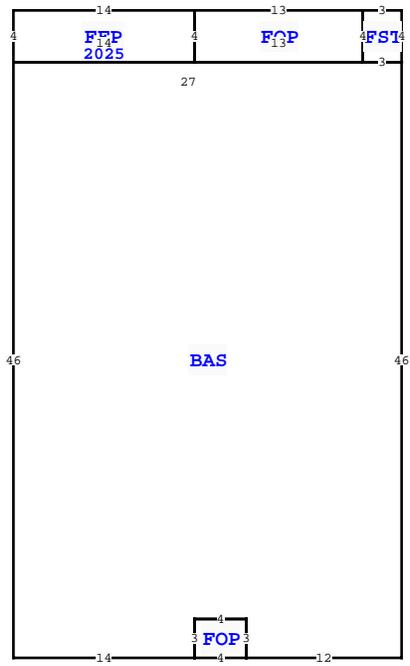


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 60
Exterior Wall	05 AVERAGE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0401 TOWNHOUSE
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	870317.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,368
FEP	56
FOP	12
FOP	52
FST	12
TOTALS	1,500

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	100%	- 2026		167,429	1980	2005	0	0	22.00	78.00	
Heated Area: 1368 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			130,595
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			1,325
TOTAL MARKET VALUE			131,920
SOH/AGL Deduction			0
ASSESSED VALUE			131,920
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			80,509
TOTAL JUST VALUE			131,920
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,221
SALE:1:1: CONDO IN PINEWOOD S/D INCLUDES CONDO RI			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/07/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1538/461	4/21/2025	QC U I 11	100
GRANTOR: CRAIG JAMES W			
GRANTEE: REYNOLDS MICHAEL J			
1523/104	9/06/2024	WD Q I 01	190,000
GRANTOR: JOHNS ALAN			
GRANTEE: CRAIG JAMES W			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W3 W27 S46 E14 N3 E4 S3 E12 N46 \$			
FOP=[ORIG=-3,0] N4 W13 S4 E13 \$			
FST=[ORIG=0,0] N4 W3 S4 E3 \$			
POP=[ORIG=-16,46] E4 N3 W4 S3 \$			
FEP=[YR=2025;ORIG=-16,-4] S4 W14 N4 E14 \$			

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0810	C	TOWNHOUSE1	100			0.00	0.00	1,767.00	SF		1.00	1.00	1.00	0.75	0.75	1,325							

LAND DESCRIPTION																								

TOTAL OB/XF																								