



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	100	
Exterior Wall	00		N/A	0	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LAM/VNLPK	100	
Interior Floor	00		N/A	0	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			3	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Condition Adj	03		03	100	
Kitchen Adjus	01		01	100	
Quality	05		05		
DOR CODE	5000		IMPROVED AG		
MAP NUM			MKT AREA	02	
NEIGHBORHOOD/LOC	5616.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2025	2,700	329,902
FCP	600	25	2025	150	18,328
FOP	64	30	2025	19	2,322
FOP	360	30	2025	108	13,196
FOP	600	30	2025	180	21,994
TOTALS	4,324			3,157	385,741

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%	- 2025								
			Heated Area: 2700			HX Base Yr 2025					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		385,741	
TOTAL MARKET OB/XF VALUE		47,470	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		464,776	
SOH/AGL Deduction		26,793	
ASSESSED VALUE		437,983	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		386,572	
TOTAL JUST VALUE		593,211	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		557,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048789	Swimming Pool and	62,000	12/05/2023
000045555	New Residential C	400,000	01/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1304	5/17/2022	WD	Q	V	01	150,000

GRANTOR: WHITCHER ROGER B  
GRANTEE: PEELER JUSTIN J  
0967/0693 11/03/2002 QC Q V 01 100  
GRANTOR: WILLIAM WHITCHER  
GRANTEE: WILLIAM WHITCHER ET

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	0	UT	3.00	3.00	100	2025	2024		100	4,200	
2	0169	FENCE/WOOD	0	100	0	0	UT	3,400.00	3,400.00	100	2025	2024		100	3,400	
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
4	0280	POOL R/CON	0	100	15	30	UT	70.00	70.00	100	2025	2024		98	30,870	
5	0166	CONC, PAVMT	0	100	30	40	UT	3.00	3.00	100	2025	2024		100	3,600	

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					3.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	24,000							
2	5500	A	TIMBER 2	0					17.00	AC		1.00	1.00	1.00	445.00	445.00	7,565							
3	9910	M	MKT.VAL.AG	0					17.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	136,000							