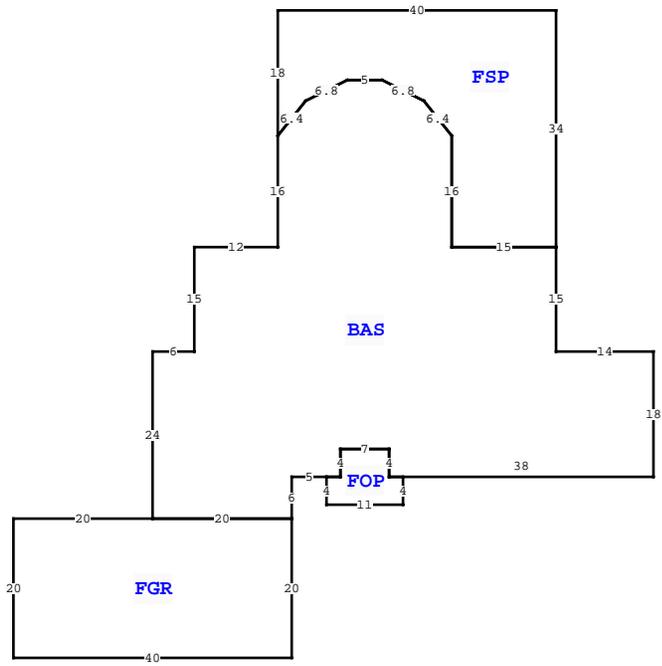




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Quality	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,706	100	
FGR	800	55	
FOP	72	30	
FSP	822	40	
TOTALS	4,400		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,497	130.1643	145.78	509,793	2011	2011	0	0	14.00	86.00	
1 SINGLE FAM 100% - 2025 Heated Area: 2706 HX Base Yr 2025												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			438,422
TOTAL MARKET OB/XF VALUE			54,983
TOTAL LAND VALUE - MARKET			97,751
TOTAL MARKET VALUE			519,636
SOH/AGL Deduction			101,596
ASSESSED VALUE			418,040
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			366,629
TOTAL JUST VALUE			591,156
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			597,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40490	POOL	0	09/03/2020
28726	SFR	1,224	07/15/2010
27773	PUMP/UTPOL	50	04/27/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2412	9/15/2024	WD	U	V	11	100

GRANTOR: MELISSA'S SECRET GARD  
GRANTEE: REICHARDT TRENTON J  
1498/643 8/25/2023 WD Q I 01 641,000  
GRANTOR: HACKNEY DAVID SCOTT  
GRANTEE: REICHARDT THERESA L

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0060	CARPON F	0 100
2	0297	SHED CONCR	0 100
3	0166	CONC, PAVMT	0 100
4	9946	Well	0 100
5	0262	PRCH, FOP	0 100
6	0280	POOL R/CON	0 100
7	0120	CLFENCE 4	0 100

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	0060	CARPON F	0 100	25	25	625.00	UT	4.50	4.50	100	2009	2009	3	100	2,813	
2	0297	SHED CONCR	0 100	11	25	275.00	UT	16.00	16.00	100	2009	2009	3	100	4,400	
3	0166	CONC, PAVMT	0 100	0	0	1,308.00	UT	2.00	2.00	100	2011	2011	3	100	2,616	
4	9946	Well	0 100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0262	PRCH, FOP	0 100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	5,000	
6	0280	POOL R/CON	0 100	0	0	540.00	UT	70.00	70.00	100	2024	2021		93	35,154	
7	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	
TOTALS																54,983

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2025	MLU

BUILDING NOTES	
BAS= W14 N15 FSP= N34 W40 S18 R4 U5 R6 U3 E5 D3 R6 D5 R4 S16 E15\$ W15 N16 L4 U5 L6 U3 W5 D3 L6 D5 L4 S16 W12 S15 W6 S24 FGR= W20 S20 E40 N20 W20\$ E20 N6 E5 FOP= S4 E11 N4 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E38 N18\$.	

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			0.00	0.00	2.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	22,500							
2	9400	C	RIGHTOFWAY	100		A-1	0.00	0.00	1.09	AC		1.00	1.00	1.00	10.00	10.00	11							
3	5500	A	TIMBER 2	0			0.00	0.00	8.36	AC		1.00	1.00	1.00	445.00	445.00	3,720							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	8.36	AC		1.00	1.00	1.00	9,000.00	9,000.00	75,240							