

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 57,600 TOTAL MARKET VALUE 57,600 SOH/AGL Deduction 11,136 ASSESSED VALUE 46,464 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 46,464 TOTAL JUST VALUE 57,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 52,800																																																										
DOR CODE 0000 VACANT																																																																														
MAP NUM MKT AREA 01																																																																														
NEIGHBORHOOD/LOC 6316.00 1.00/																																																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1441/2742</td> <td>7/09/2021</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>57,500</td> </tr> <tr> <td colspan="7">GRANTOR: LOTT KEVIN LEE</td> </tr> <tr> <td colspan="7">GRANTEE: ORTEGA CESAR</td> </tr> <tr> <td>1415/1189</td> <td>7/17/2020</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>42,500</td> </tr> <tr> <td colspan="7">GRANTOR: JOHN R & SHAWNA S SPA</td> </tr> <tr> <td colspan="7">GRANTEE: KEVIN LEE & MELISSA</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1441/2742	7/09/2021	WD Q	V		01	57,500	GRANTOR: LOTT KEVIN LEE							GRANTEE: ORTEGA CESAR							1415/1189	7/17/2020	WD Q	V		01	42,500	GRANTOR: JOHN R & SHAWNA S SPA							GRANTEE: KEVIN LEE & MELISSA						
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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																																																														
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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	0000	C	VAC RES	0		A-3	0.00	0.00	4.80	AC		1.00	1.00	1.00	12,000.00	12,000.00	57,600																																																													
REVIEW DATE 04/22/2026 BY MLU Total Acres: 4.80 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 05/12/2026 BY SYS																																																																														