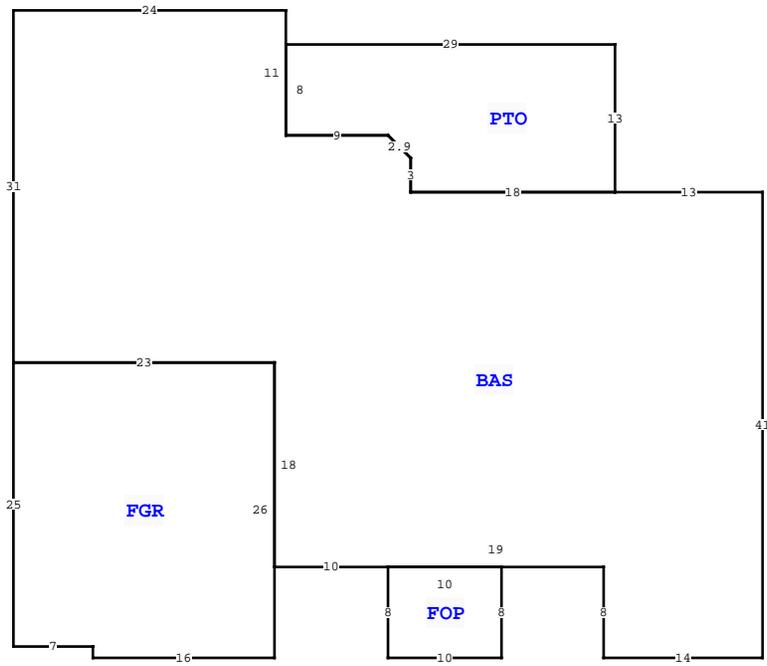




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,313	100	
FGR	591	55	
FOP	80	30	
PTO	324	5	
TOTALS	3,308		

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%	2023		386,409	2004	2004	0	0	21.00	79.00
Heated Area: 2313 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			379,563
TOTAL MARKET OB/XF VALUE			14,056
TOTAL LAND VALUE - MARKET			62,040
TOTAL MARKET VALUE			455,659
SOH/AGL Deduction			32,401
ASSESSED VALUE			423,258
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			366,847
TOTAL JUST VALUE			455,659
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054651	Roof Replacement	23,024	12/10/2025
000054652	Roof Replacement	5,474	12/10/2025
000050322	Storage Building	5,734	07/10/2024
000050323	Storage Building	5,103	07/10/2024
000050120	Right-of-Way Acce		06/14/2024
35420	M H	500	06/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1147	11/27/2024	LE U		I	14	100
GRANTOR: ANDERSON RANFORD E (E)						
GRANTEE: GRAHAM MICHELLE A R						
1461/498	2/24/2022	WD U		I	35	430,000
GRANTOR: KLINE ANNIE P						
GRANTEE: GRAHAM MICHELLE A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	2,532.00	UT	2.00	2.00	100	2004
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019
3	0169	FENCE/WOOD	0	100	0	1.00	UT	1,800.00	1,800.00	100	2024
4	0296	SHED METAL	0	100	10	200.00	UT	18.00	18.00	100	2025
5	0294	SHED WOOD/	0	100	12	144.00	UT	18.00	18.00	100	2025

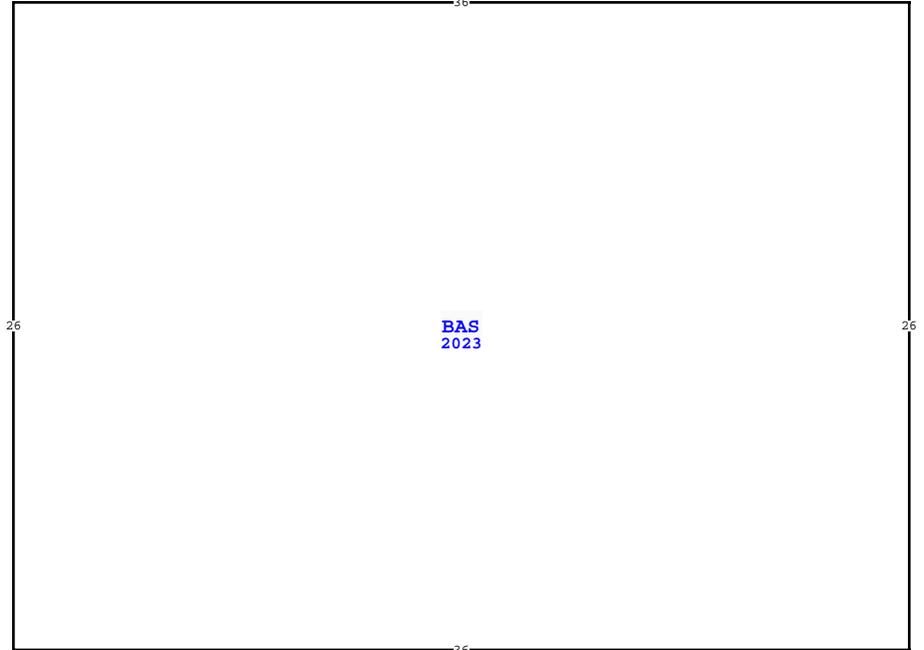
TOTAL OB/XF												14,056
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/22/2026			MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W13 PTO= N13 W29 S8 E9 D2 R2 S3 E18\$ W18 N3 L2 U2 W9 N11 W24 S31 FGR= S25 E7 S1 E16 N26 W23\$ E23 S18 E10 FOP= S8 E10 N8 W10\$ E19 S8 E14 N41\$.											

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.17	AC		1.00	1.00	1.00	12,000.00	12,000.00	2,040							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	936	100	2023
TOTALS	936		74,300

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 2023	Heated Area: 936			HX Base Yr 2023			
											
BLD DATE					LGL DATE					04/22/2026	MLU
XF DATE					LAND DATE						
INC DATE					AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			379,563
TOTAL MARKET OB/XF VALUE			14,056
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TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			366,847
TOTAL JUST VALUE			455,659
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21556	SFR	636	02/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1147	11/27/2024	LE	U	I	14	100
GRANTOR: ANDERSON RANFORD E (E)						
GRANTEE: GRAHAM MICHELLE A R						
1461/498	2/24/2022	WD	U	I	35	430,000
GRANTOR: KLINE ANNIE P						
GRANTEE: GRAHAM MICHELLE A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	

BUILDING NOTES											
BAS=[YR=2023;ORIG=22,10] E36 S26 W36 N26 \$											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=22,10] E36 S26 W36 N26 \$											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV