

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	05	AVERAGE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	03	PLASTER	100		
Interior Floor	12	HARDWOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	6417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100		1,539	141,749
FGR	252	55		139	12,802
FOP	162	30		49	4,513
FST	126	55		69	6,355
TOTALS	2,079			1,796	165,420

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%	- 2024		Heated Area: 1539					HX Base Yr 2024	

Diagram labels: FST (top left), FGR (bottom left), BAS (center), FOP (bottom right). Dimensions: 14, 57, 9, 18, 14, 27, 54, 6, 27, 3, 6.

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		165,420	
TOTAL MARKET OB/XF VALUE		1,250	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		185,170	
SOH/AGL Deduction		415	
ASSESSED VALUE		184,755	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		133,344	
TOTAL JUST VALUE		185,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,170	

SALE:1:1: LOT 6 BLK 4 LAKE FOREST UNIT I
LAND:1:1: 194.53 X 94 (100 EFF. FF)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/798	2/02/2023	WD Q	Q	I	01	200,000
GRANTOR: SIMPKINS SHARON ANNE						
GRANTEE: BOSCH LESLIE L						
1465/437	4/22/2022	WD U	U	I	11	100
GRANTOR: BLAHA STEVEN G						
GRANTEE: BLAHA STEVEN G						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W57 FST= W14 S9 E14 N9\$S9 FGR= W14 S18 E14 N18\$ S18 E3 FOP= S6 E27 N6 W27\$ E54 N27\$.	

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

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		*RSF	294.00	94.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							