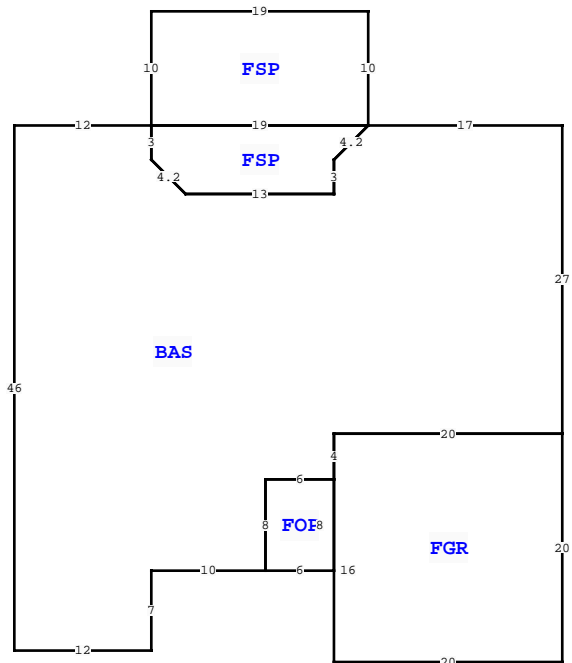


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0700	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,572	100	
FGR	400	55	
FOP	48	30	
FSP	96	40	
FSP	190	40	
TOTALS	2,306		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,920	114.0480	127.73	245,242	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 0% - 0 Heated Area: 1572 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	201,098
TOTAL MARKET OB/XF VALUE		8,142
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		231,740
SOH/AGL Deduction		0
ASSESSED VALUE		231,740
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		231,740
TOTAL JUST VALUE		231,740
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1112	5/22/2025	QC	U	I	11	100
GRANTOR: MASTERSON JOHN DAVID						
GRANTEE: MASTERSON JOHN DAVI						
1123/1108	6/27/2007	WD	Q	I		188,600
GRANTOR: GENESIS DEVELOPERS (F						
GRANTEE: JOHN DAVID MASTERSO						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	3.00
2	0169	FENCE/WOOD	0.00
3	0104	GENERATOR	6,000.00
TOTALS			8,142

TOTAL OB/XF														8,142	
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	0 0	614.00	UT	3.00	3.00	100	2007	2007	3	100	1,842	
2	0169	FENCE/WOOD	0	0 0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0104	GENERATOR	0	0 0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 FSP= N10 W19 S10 E19\$ FSP= W19 S3 D3 R3 E13 N3 R3 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E6 N8 W6 S8\$ N8 E6 FGR= S16 E20 N20 W20 S4\$ N4 E20 N27\$.	

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	0		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							