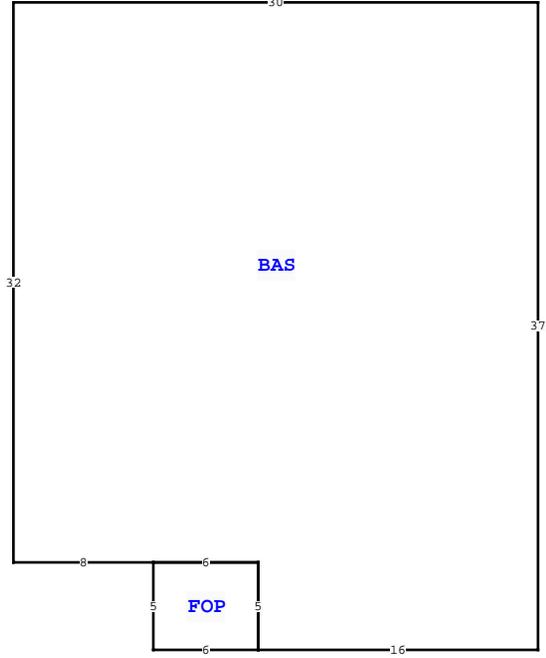




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	15	HARDTILE	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Common Wall		30	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		1	100		
Condition Adj	04	04	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	6417.0800	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	88,478
FOP	30	30		9	765
TOTALS	1,070			1,049	89,244

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	100%	- 2024								
Heated Area: 1040						HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			89,244
TOTAL MARKET OB/XF VALUE			1,050
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			112,794
SOH/AGL Deduction			650
ASSESSED VALUE			112,144
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			60,733
TOTAL JUST VALUE			112,794
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045477	Roof Replacement	35,840	09/21/2022
000044437	Roof Replacement	6,000	05/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1070	1/23/2023	WD Q	I	01		141,000

GRANTOR: ROSSBOROUGH FORREST W
GRANTEE: HART CATHY LOIS
1114/1827 9/12/2006 WD U I 11 100
GRANTOR: ROSSBOROUGH FORREST W
GRANTEE: ROSSBOROUGH FORREST

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			0.00	100	0	0	3	100	820	
2	0258	PATIO	0	100	0	0			0.00	100	0	0	3	100	230	

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

BUILDING NOTES	
BAS= W30 S32 E8FOP= S5 E6 N5 W6S E6 S5 E16N37S.	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							