

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	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	03	MASONRY	100
Story Height		0	100
RMS		0	100
Stories	0	0	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0800	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,073	100	
HXB	1,073	100	
HXG	377	55	
UGR	377	45	
TOTALS	2,900		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLEX	100%	- 2025									Heated Area: 2146	HX Base Yr 2025

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	178,491		
TOTAL MARKET OB/XF VALUE	3,100		
TOTAL LAND VALUE - MARKET	36,000		
TOTAL MARKET VALUE	217,591		
SOH/AGL Deduction	83,145		
ASSESSED VALUE	134,446		
TOTAL EXEMPTION VALUE	134,446		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	217,591		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	210,311		
LAND:1:1: LOT VALUE DUE TO SIZE LOTS 11 & 12			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045689	Roof Replacement	18,000	10/14/2022
212	MAINT/ALTR	50	06/04/2014
1278	MAINT/ALTR	50	04/28/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0831	2/27/2020	QC	U	I	30	100
GRANTOR: GREGORY L MORRISON						
GRANTEE: GREGORY L & PATRICI						
1277/1453	6/27/2014	WD	Q	I	01	127,500
GRANTOR: MILDRED A CARLTON						
GRANTEE: GREGORY L MORRISON						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00
3	0296	SHED METAL	0	100	8	6	1.00	UT	0.00	0.00
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF																								
3,100																								
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	0800	C	MULTI-FAM	100		*RSF	200.00	68.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							
2	0800	C	MULTI-FAM	100			0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W37 UGR= W13 HXG= W13 HXB= W9 W28 S29 E37 N29\$ S29 E13 N29\$ S29 E13 N29\$ S29 E37 N29\$.	

REVIEW DATE 11/21/2022 BY JS																								
Total Acres: 0.31 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 05/08/2026 BY SYS																								