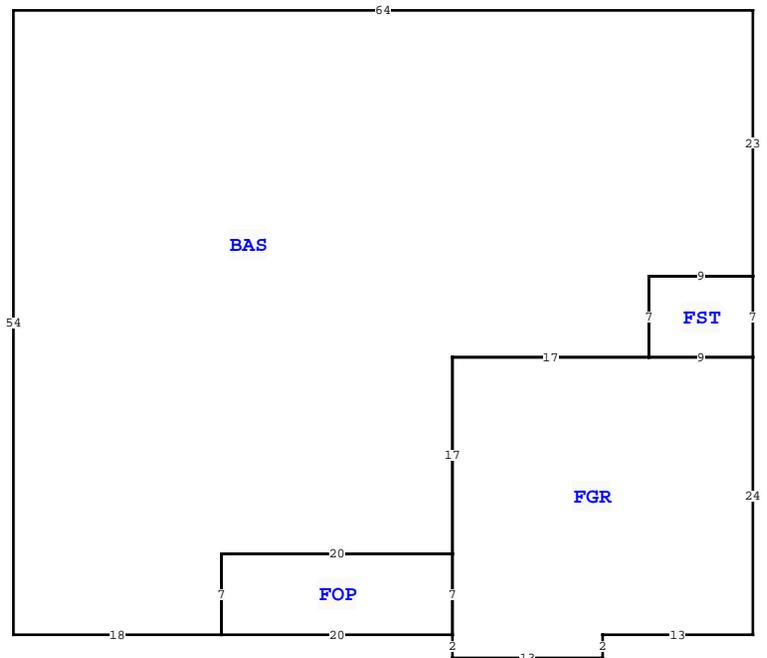


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,629	100	
FGR	650	55	
FOP	140	30	
FST	63	55	
TOTALS	3,482		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2023		408,830	2021	2021	0	0	4.00	96.00
Heated Area: 2629 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			392,477
TOTAL MARKET OB/XF VALUE			54,451
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			511,928
SOH/AGL Deduction			30,475
ASSESSED VALUE			481,453
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			430,042
TOTAL JUST VALUE			511,928
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			500,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042147	Screen Enclosure	15,000	06/15/2021
000041471	Swimming Pool and	56,800	03/08/2021
40884	SFR	0	11/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1459	1/28/2020	WD Q	Q	V	01	40,000
GRANTOR: CHARLES B FLEMING AKA						
GRANTEE: RONALD FRANCIS & KA						
1176/0424	6/24/2009	WD Q	Q	V	01	60,000
GRANTOR: RICHARD M & IRENE J G						
GRANTEE: CHARLES B & CATHY A						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
2	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	2022	2021		93	33,331	
3	0282	POOL ENCL	0	100	64	26	UT	15.00	15.00	100	2022	2021		75	18,720	
4	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2022	2021		100	1,200	

TOTAL OB/XF												54,451												
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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2026 MLU											

BUILDING DIMENSIONS											
BAS=[ORIG=-30,-20] S54 E18 N7 E20 N17 E17 N7 E9 N23 W64 \$											
FST=[ORIG=25,3] S7 E9 N7 W9 \$											
FGR=[ORIG=8,10] S17 S7 S2 E13 N2 E13 N24 W9 W17 \$											
FOP=[ORIG=-12,27] S7 E20 N7 W20 \$											