

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	51	LOG 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 90	
Interior Floor	15	HARDTILE 10	
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	
Architectual 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	02
NEIGHBORHOOD/LOC	6716.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,268	100	
FDG	672	60	
FOP	36	30	
PTO	144	5	
TOTALS	3,120		

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%	- 2023								
Heated Area: 2268						HX Base Yr 2023					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	18	10	180.00	UT	1.50	100	1999
2	0252	LEAN-TO W/	0	100	11	28	308.00	UT	2.00	100	1999
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1999

TOTAL OB/XF											
2,886											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1999	1999	3	100	270	
1999	1999	3	100	616	
1999	1999	3	100	2,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			251,399
TOTAL MARKET OB/XF VALUE			2,886
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			319,285
SOH/AGL Deduction			25,825
ASSESSED VALUE			293,460
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			237,049
TOTAL JUST VALUE			319,285
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044571	Roof Replacement	23,000	06/01/2022
15145	SFR	350	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1130	3/06/2020	WD Q	Q	I	01	207,000

BUILDING NOTES						
GRANTOR: MALCOLM & MELISSA BLA						
GRANTEE: CRAIG HILLYARD						
1293/2456	4/28/2015	WD U	I	11		100
GRANTOR: VALERIE KELLER LANE (
GRANTEE: MALCOLM & MELISSA B						

BUILDING DIMENSIONS						
BAS= W60 S32 E42 FOP= E6 N6 W6 S6\$ N6 E6 S6 E24 N32 PTO= N12 W12 S12 E12\$ W12 PTR= N30 FDG= N24 W28 S24 E28\$ S30\$.						