

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
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	6716.0400 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,153	100		1,153	103,881
UCP	216	20		43	3,874
UEP	192	60		115	10,361
UOP	72	20		14	1,262
UOP	336	20		67	6,037
UST	96	45		43	3,874
TOTALS	2,065			1,435	129,288

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% - 2007									
Heated Area: 1153						HX Base Yr 2007					

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	129,288		
TOTAL MARKET OB/XF VALUE	2,000		
TOTAL LAND VALUE - MARKET	14,000		
TOTAL MARKET VALUE	145,288		
SOH/AGL Deduction	61,603		
ASSESSED VALUE	83,685		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	32,274		
TOTAL JUST VALUE	145,288		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	145,288		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1084/2421	5/12/2006	WD	U	I		92,000
GRANTOR: WILLIAM D KOON & BETT						
GRANTEE: DAVID W KOON III &						
1039/2898	3/03/2005	WD	Q	I		32,000
GRANTOR: VIOLET COBURN						
GRANTEE: DAVID W KOON III &						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
TOTALS															2,000		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W6 S8 W15 UOP= N12 W28 S12 E28\$ W32 S17 E20 UEP= S8 E24 N8 W24\$ E24 UOP= S8 E9 N8 W9\$ E9 UCP= S18 E12 N18 W12\$ E12 N17 UST= N8 W12 S8 E12\$ W12 N8\$.	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							