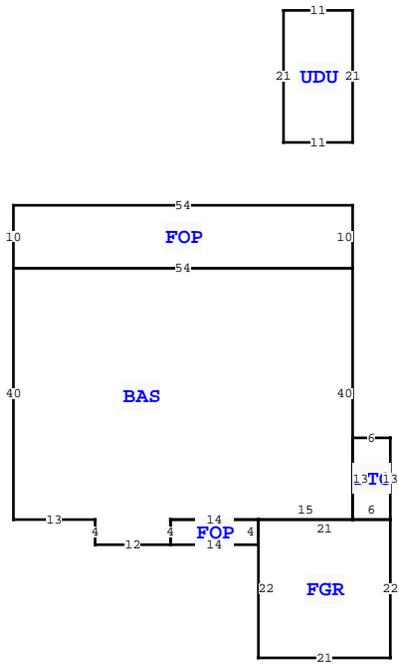




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,208	100	
FGR	462	55	
FOP	56	30	
FOP	540	30	
PTO	78	5	
UDU	231	55	
TOTALS	3,575		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,772	119.9000	134.29	372,252	1994	1994	0	0	31.00	69.00
1 SINGLE FAM 100% - 2023 Heated Area: 2208 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			256,854
TOTAL MARKET OB/XF VALUE			6,590
TOTAL LAND VALUE - MARKET			416,700
TOTAL MARKET VALUE			345,201
SOH/AGL Deduction			18,568
ASSESSED VALUE			326,633
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			275,222
TOTAL JUST VALUE			680,144
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			683,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048474	Swimming Pool and	15,000	10/23/2023
000045417	Remodel	14,337	06/22/2023
7080	SFR	55,000	04/26/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1705	7/01/2003	WD Q	Q	I		565,000
GRANTOR: WILLIAM & DEBORAH CAS						
GRANTEE: CRAIG K & LISA F EL						
0772/0738	3/12/1993	WD U	V	35		96,900
GRANTOR: CAREY HAGAN						
GRANTEE: OTIS-CASSIDY						

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	0	1.00	UT	1,200.00	100	2013	2013	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,200	
3	0040	BARN, POLE	0	100	48	36	1,728.00	UT	2.50	75	2013	2013	3	75	3,240	
4	0040	BARN, POLE	0	100	20	38	760.00	UT	2.50	50	2013	2013	3	50	950	

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		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	45,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	82.60	AC		1.00	1.00	1.00	445.00	445.00	36,757							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	82.60	AC		1.00	1.00	1.00	4,500.00	4,500.00	371,700							

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		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	45,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	82.60	AC		1.00	1.00	1.00	445.00	445.00	36,757							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	82.60	AC		1.00	1.00	1.00	4,500.00	4,500.00	371,700							