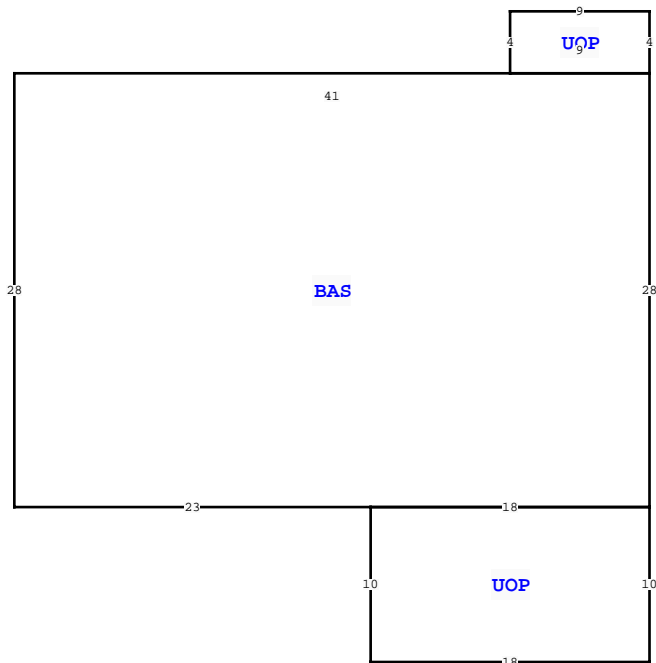




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	06	VINYL ASB 100	
Air Condition	02	WINDOW 100	
Heating Type	01	NONE 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame		N/A 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	6200 PASTURE CLS33		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,148	100	
UOP	36	20	
UOP	180	20	
TOTALS	1,364		1,191 49,747

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,191	57.3750	64.26	76,534	1930	1930	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1148 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			49,747
TOTAL MARKET OB/XF VALUE			7,681
TOTAL LAND VALUE - MARKET			1,693,395
TOTAL MARKET VALUE			129,939
SOH/AGL Deduction			0
ASSESSED VALUE			129,939
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			129,939
TOTAL JUST VALUE			1,750,823
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,741,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/185	1/23/2026	LE U		I	14	100
GRANTOR: GREEN JORDAN L						
GRANTEE: GREEN JORDAN L (ENH						
1556/1830	12/16/2025	WD Q	V		01	12,000
GRANTOR: MCLEAN SANDRA J						
GRANTEE: GREEN JORDAN L						

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0040	BARN,POLE	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0040	BARN,POLE	0	0	65	3,250.00	UT	2.50	2.50	65	2005	2005	3	65	5,281	
4	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION																								
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	224.81	AC		1.00	1.00	1.00	280.00	280.00	62,947							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	144.06	AC		1.00	1.00	1.00	25.00	25.00	3,602							
3	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	375.31	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,688,895							
5	5700	A	TIMBER 4	0		A-1	0.00	0.00	6.44	AC		1.00	1.00	1.00	227.00	227.00	1,462							

TOTAL OB/XF														7,681															
REVIEW DATE 04/07/2025 BY MLU																													
Total Acres: 376.31										Total Land Value: 72,511					Market: 1,688,895					Agricultural: 68,011					Common: 4,500				