

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	06	VINYL ASB 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	968	100	
FOP	60	30	
FOP	96	30	
TOTALS	1,124		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,015	84.0320	94.12	95,532	1966	1966	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 968 HX Base Yr													



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			62,096
TOTAL MARKET OB/XF VALUE			6,850
TOTAL LAND VALUE - MARKET			87,500
TOTAL MARKET VALUE			156,446
SOH/AGL Deduction			3,612
ASSESSED VALUE			152,834
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			152,834
TOTAL JUST VALUE			156,446
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048527	Electrical Servic	0	10/30/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1502	9/22/2023	WD	Q	I	01	150,000
GRANTOR: KEEN KENNETH						
GRANTEE: BLOW RYDERWOOD LLC						
1442/1219	6/24/2021	WD	Q	I	01	140,000
GRANTOR: BROWN CARRIE INA						
GRANTEE: KEEN KENNETH						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0040	BARN,POLE	0	0	30	45	1,350.00	UT	5.00
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/22/2026			MLU					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W24 FOP= N6 W10 S6 E10\$W20S22 E22 FOP= S8 E12 N8 W12\$ E22N22\$.									

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	0		A-1	0.00	0.00	8.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	87,500							