



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	15	HARDTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	7417.0400	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,485	100		2,485	261,050
FEP	136	80		109	11,450
FGR	576	55		317	33,301
FOP	68	30		20	2,101
HGR	1,845	45		830	87,192
PTO	221	5		11	1,155
UDG	896	55		493	51,790
TOTALS	6,227			4,265	448,040

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% - 2024			574,410	2003	2003	0	0	22.00	78.00

Heated Area: 2485 HX Base Yr 2024

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2	Tax Dist:					
BUILDING MARKET VALUE				448,040		
TOTAL MARKET OB/XF VALUE				4,712		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				487,752		
SOH/AGL Deduction				0		
ASSESSED VALUE				487,752		
TOTAL EXEMPTION VALUE	HX HB WR			56,411		
BASE TAXABLE VALUE				431,341		
TOTAL JUST VALUE				487,752		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				493,496		
LAND:1:1: 0.68 AC.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
29760	GARAGE	233	11/07/2011			
20212	SFR	435	12/06/2002			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1958	9/02/2021	WD	Q	I	01	425,000
GRANTOR: BIANCHI LISA JOY						
GRANTEE: RUDIK WILLIAM						
1225/2348	11/21/2011	PR	U	I	16	100
GRANTOR: DIANE J BIANCHI ESTAT						
GRANTEE: LISA JOY BIANCHI &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W16 FEP= W17 S8 E17 N8\$ S8 W17 N8 PTO= E8 N13 W17 S13 E9\$ W9 N16 W24 S16 W9 HGR= W41 S45 E41 N45\$ S8 FGR= S24 E24 N24 W24\$ E24 S35 E14 N4 FOP= E17 N4 W17 S4\$ N4 E17 S11 E14 N12 E6 N34\$ PTR= N30 UDG= N32 W28 S32 E28\$ S30\$.						

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	0166	CONC,PAVMT	0	100	0	2,356.00	UT	2.00	2.00	100	2003	2003	3	100	4,712	

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		RSF-1236.00	125.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							