

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	50		
Interior Floor	15	HARDTILE	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		3	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	7417.0200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	16,838
BAS	348	100		348	30,840
BAS	1,665	100		1,665	147,554
FEP	209	80		167	14,800
FOP	24	30		7	620
TOTALS	2,436			2,377	210,652

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%	-	2026	Heated Area: 2203					HX Base Yr 2026	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			210,652
TOTAL MARKET OB/XF VALUE			5,600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			234,752
SOH/AGL Deduction			0
ASSESSED VALUE			234,752
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			183,341
TOTAL JUST VALUE			234,752
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049249	Roof Replacement	15,400	02/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/2466	1/13/2016	WD Q	Q	I	01	160,000
GRANTOR: KEVIN E & DEBBIE K DU						
GRANTEE: LESIL L STRAIT						
0807/1404	6/29/1995	WD Q	Q	I		96,000
GRANTOR: JOHN E & MARJORIE C D						
GRANTEE: KEVIN E & DEBBIE K						

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	0	1.00	UT	0.00	100	1993	1993	3	100	1,300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0263	PRCH, USP	0	100	39	34	1.00	UT	0.00	100	0	0	3	100	1,000	
4	0210	GARAGE U	0	100	20	30	600.00	UT	3.50	100	1993	1993	3	100	2,100	
TOTALS												5,600				

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							