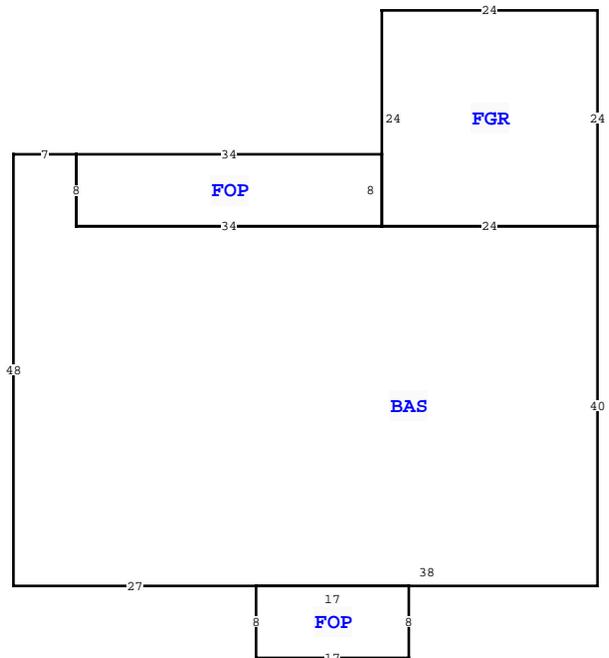


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND		
0100	01	3,096	117.0400	133.43	413,099	2020	2020	0	0	1	5.00	94.00		
1 SINGLE FAM 100% - 2026 Heated Area: 2656 HX Base Yr 2026														



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	8316.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,656	100		2,656	333,127
FGR	576	55		317	39,759
FOP	136	30		41	5,143
FOP	272	30		82	10,285
TOTALS	3,640			3,096	388,313

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			388,313
TOTAL MARKET OB/XF VALUE			17,800
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			466,113
SOH/AGL Deduction			69,725
ASSESSED VALUE			396,388
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			344,977
TOTAL JUST VALUE			466,113
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38763	SFR	0	10/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2279	9/05/2025	WD Q	Q	I	01	595,000
GRANTOR: HARRISON JOHN S						
GRANTEE: SPIVEY RICHARD						
1389/0414	7/12/2019	WD Q	V	01		55,000
GRANTOR: WESTRIDGE INC						
GRANTEE: JOHN S & ELIZABETH						

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	2020	2020	3	100	800	
2	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	100	2020	2020	3	100	15,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	100	2023	2022		100	2,000	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W7 S48 E27 FOP= S8 E17 N8 W17\$ E38 N40 FGR= N24 W24 S24 E24\$ W24 FOP= N8 W34 S8 E34\$ W34 N8\$.	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							