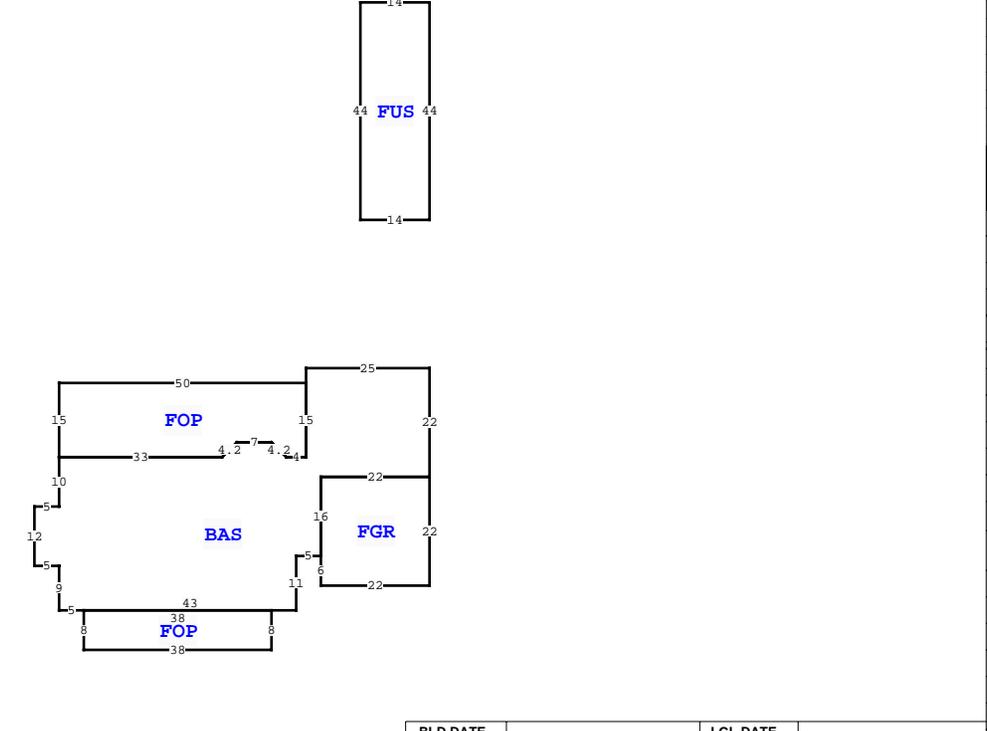




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	8316.0100 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,405	112.2387	127.95	435,670	2010	2010	0	0	15.00	85.00		

1 SINGLE FAM 0% - 2026 Heated Area: 2832 HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100		2,216	241,006
FGR	484	55		266	28,930
FOP	304	30		91	9,897
FOP	720	30		216	23,491
FUS	616	100		616	66,994
TOTALS	4,340			3,405	370,320

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			370,320
TOTAL MARKET OB/XF VALUE			26,694
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			457,014
SOH/AGL Deduction			0
ASSESSED VALUE			457,014
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			457,014
TOTAL JUST VALUE			457,014
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			449,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26760	SFR	1,192	02/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/926	6/25/2025	CT U	I	18		301,000

GRANTOR: CLERK OF COURT (MYERS)  
GRANTEE: HOME DISCOUNTERS, L  
1196/0720 6/14/2010 WD Q I 01 235,000  
GRANTOR: THOMAS H EAGLE  
GRANTEE: JOHN P MYERS

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	2010	2010	3	100	2,000	
2	0166	CONC, PAVMT	0	0	23	40	920.00	UT	2.25	100	2010	2010	3	100	2,070	
3	0166	CONC, PAVMT	0	0	0	0	2,820.00	UT	2.00	100	2013	2013	3	100	5,640	
4	0210	GARAGE U	0	0	24	26	624.00	UT	16.00	100	2013	2013	3	100	9,984	
5	0030	BARN, MT	0	0	0	0	1.00	UT	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION														TOTAL OB/XF 26,694										
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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/04/2025 BY TP																													
Total Acres: 5.04						Total Land Value: 60,000						Market: 0						Agricultural: 0						Common: 60,000					