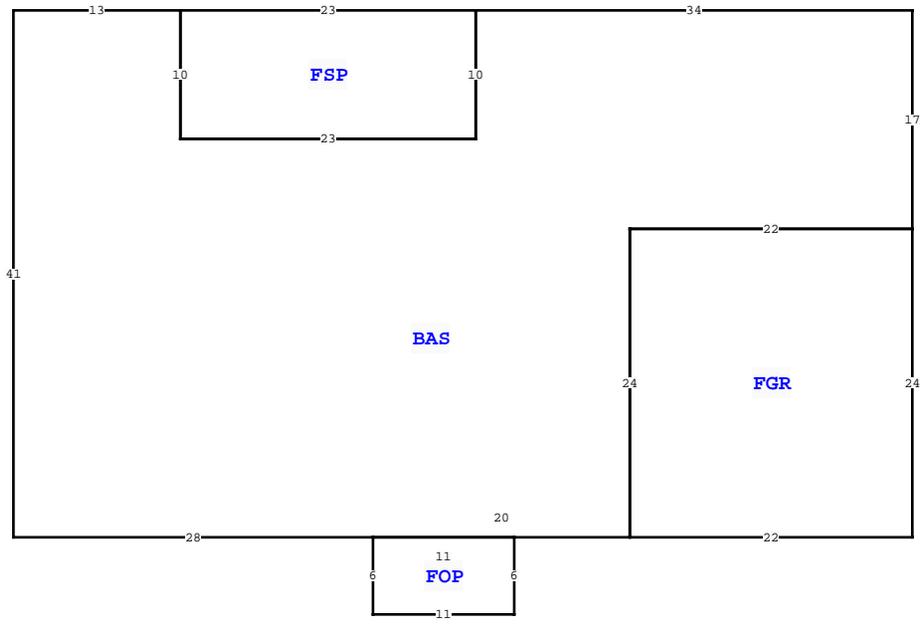


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Kitchen Adjus	02	02	100
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
BAS	2,112	100	
FGR	528	55	
FOP	66	30	
FSP	230	40	
TOTALS	2,936		

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	154.84	389,268	2017	2017	0	0	8.00	92.00	
Heated Area: 2112 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	358,127			
TOTAL MARKET OB/XF VALUE	17,204			
TOTAL LAND VALUE - MARKET	60,000			
TOTAL MARKET VALUE	435,331			
SOH/AGL Deduction	359,376			
ASSESSED VALUE	75,955			
TOTAL EXEMPTION VALUE	50,955		HX HB	
BASE TAXABLE VALUE	25,000			
TOTAL JUST VALUE	435,331			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	427,887			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35142	SFR	1,023	04/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1414	3/10/2026	LE U	I	I	14	100
GRANTOR: KNAPP CHARLES FRANCIS						
GRANTEE: KNAPP CHARLES AND N						
1496/526	7/27/2023	WD Q	I	I	01	600,000
GRANTOR: MCEVER CHARLES W						
GRANTEE: KNAPP CHARLES FRANCO						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W34 FSP= W23 S10 E23 N10\$ S10 W23 N10 W13 S41 E28 FOP= S6 E11 N6 W11\$ E20 FGR= E22 N24 W22 S24\$ N24 E22 N17\$.	

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	876.00	UT	4.00	4.00	100	2017	2017	3	100	3,504	
2	0031	BARN, MT AE	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	10,000	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
4	0040	BARN, POLE	0	100	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

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							