

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 Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8416.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	870	100	
BAS	2,180	100	
FST	35	55	
UBM	1,480	20	
UGR	700	45	
UOP	800	20	
USP	192	35	
USP	432	35	
UST	271	45	
TOTALS	6,960		

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%	- 2018								
Heated Area: 3050						HX Base Yr 2018					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			346,037
TOTAL MARKET OB/XF VALUE			70,100
TOTAL LAND VALUE - MARKET			46,750
TOTAL MARKET VALUE			462,887
SOH/AGL Deduction			186,277
ASSESSED VALUE			276,610
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			225,199
TOTAL JUST VALUE			462,887
NCON VALUE			63,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			395,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055224	Swimming Pool and	65,000	03/12/2026
000049974	Storage Building	50,000	05/28/2024
15112	REMODEL	85	02/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/441	7/28/2022	WD	U	I	11	100

GRANTOR: MASTERS VERNON R SR						
GRANTEE: MASTERS VERNON R SR						
1350/0380	12/18/2017	QC	U	I	11	100
GRANTOR: VERNON R SR & CYNTHIA						
GRANTEE: VERNON R SR & CYNTH						

BUILDING NOTES	
BUILDING DIMENSIONS USP= N12 W36 S12 E36\$ BAS= W36 USP= N24 W8 S24 E8\$ W8 BAS= N29 W30 S29 E30 \$ W30 S12 W2 UGR= W28S25E28 N25\$ S20 FST= S5 E7 N5 W7\$ E7 UOP= S13 E32 N25 W32 S12 \$ N12 E32 S25 E24 UST= E13 N16 W6 N9 W7 S25\$ N25 E13 N20\$ PTR=N50 UBM= N20 W74 S20 E74\$ S50\$.	

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	100	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	
2	0130	CLFENCE	5	0	100	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
8	0030	BARN,MT	0	100	0	0	1.00	UT	54,000.00	54,000.00	100	2026	2025		100	54,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	

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	DPHT 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	0.85	55,000.00	46,750.00	46,750							