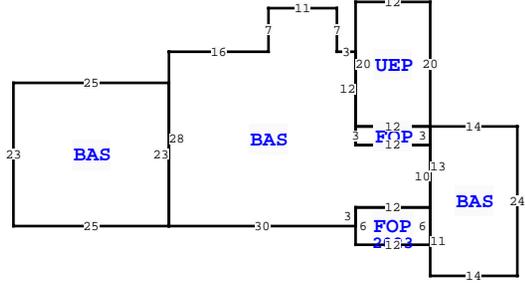
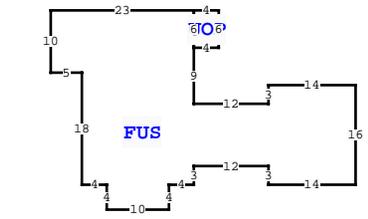


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3.5	100	
Frame	01	NONE	100
Stories	2.	2. 100	
Architectual	05	CONV	100
Units	0	100	
Condition Adj	03	03 100	
Kitchen Adjus	02	02 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	336	100	
BAS	575	100	
BAS	1,037	100	
FOP	36	30	
FOP	72	30	2023
FUS	938	100	
UEP	240	60	
UOP	24	20	
TOTALS	3,258		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,068	135.2823	154.22	473,147	1986	1986	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2023 Heated Area: 2886 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		307,546	
TOTAL MARKET OB/XF VALUE		29,782	
TOTAL LAND VALUE - MARKET		66,800	
TOTAL MARKET VALUE		404,128	
SOH/AGL Deduction		96,760	
ASSESSED VALUE		307,368	
TOTAL EXEMPTION VALUE		HX HB 13 307,368	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		404,128	
NCON VALUE		13,392	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050746	Storage Building	22,000	09/06/2024
000050330	Remodel	4,691	07/11/2024
000048597	Remodel	23,841	11/06/2023
000047094	Roof Replacement	38,000	05/01/2023
40212	ADDN SFR	0	07/24/2020
24745	M H	330	07/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/2204	7/08/2022	WD	Q	I	01	380,000

GRANTOR: DENOFF MICHELE R
GRANTEE: MCKEE KAREN
1427/1322 12/18/2020 WD U I 11 100
GRANTOR: RED NED LYNCH LLC
GRANTEE: DENOFF MICHELE R AK

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	830	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	12	16	192.00	UT	9.00	75	2006	2006	3	75	1,296	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	50	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	50	
8	0130	CLFENCE	5	0	100	0	1.00	UT	0.00	100	2019	2019	3	100	2,000	
9	0031	BARN, MT AE	0	100	24	26	624.00	UT	11.00	100	2019	2019	3	100	6,864	
10	0120	CLFENCE	4	0	100	0	1.00	UT	1,000.00	100	2021	2020		100	1,000	

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	DPTH 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	7.10	AC		1.00	1.00	0.80	10,000.00	8,000.00	56,800								
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000								
TOTALS													16,390												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	7.10	AC		1.00	1.00	0.80	10,000.00	8,000.00	56,800							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

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	DPTH 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	7.10	AC		1.00	1.00	0.80	10,000.00	8,000.00	56,800								
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000								
TOTALS													16,390												

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	DPTH 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	7.10	AC		1.00	1.00	0.80	10,000.00	8,000.00	56,800								
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000								
TOTALS													16,390												

