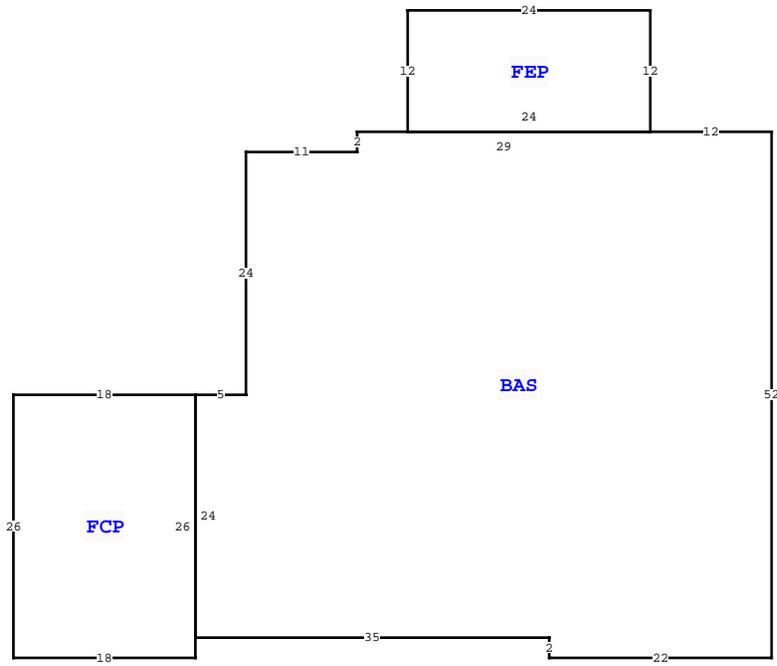




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,742	100	
FCP	468	25	
FEP	288	80	
TOTALS	3,498		

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%	- 2023								
Heated Area: 2742						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		257,406	
TOTAL MARKET OB/XF VALUE		5,598	
TOTAL LAND VALUE - MARKET		55,125	
TOTAL MARKET VALUE		318,129	
SOH/AGL Deduction		22,556	
ASSESSED VALUE		295,573	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		244,162	
TOTAL JUST VALUE		318,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2174	8/20/2024	WD	U	I	11	100
GRANTOR: LARSON ETHAN ROBERT						
GRANTEE: LARSON ETHAN ROBERT						
1465/2667	4/26/2022	WD	U	I	11	0
GRANTOR: CREWS ROBERT C						
GRANTEE: LARSON ETHAN ROBERT						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0060	CARPORT F	0.00
2	0166	CONC, PAVMT	0.00
3	0190	FPLC PF	1,200.00
4	0120	CLFENCE 4	0.00
5	0251	LEAN TO W/	3.00
6	0251	LEAN TO W/	3.00
7	0251	LEAN TO W/	3.00
8	0294	SHED WOOD/	7.50

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FEP= N12 W24 S12 E24\$ W29 S2 W11 S24 W5 FCP= W18 S26 E18 N26\$ S24 E35 S2 E22 N52\$.	

LAND DESCRIPTION		TOTAL OB/XF												5,598										
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		00	0.00	0.00	3.50	LT		1.00	1.00	0.70	22,500.00	15,750.00	55,125							