



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|---|------------------|--------------|----------------------|--------------|----------------------|----------|-------|----------------|-------------|---------------------|-------------|-----------|-------------|-----------------|----------------|----------------|------------|-----------------------------|------|----------------------------------|--------|--|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 52,130 TOTAL MARKET VALUE 52,130 SOH/AGL Deduction 9,506 ASSESSED VALUE 42,624 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 42,624 TOTAL JUST VALUE 52,130 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 40,100 SALE:2:1: LOT 27 TUSTENUGGEE HILLS PRMT:1:1: WRONG LOT SHOULD B 37 SALE:1:1: LOT 27 TUSTENUGGEE HILLS PERMIT NUM DESCRIPTION AMT ISSUED 14209 M H 125 06/29/1998 SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U / I / CD PRICE 1087/1734 6/20/2006 WD Q V 55,000 GRANTOR: JOSEPH & CHRISTINE PO GRANTEE: PAMELA & DIANE STEP 0915/2271 12/06/2000 WD Q V 15,500 GRANTOR: ISABELLE SAMA GRANTEE: JOSEPH & CHRISTINE BUILDING NOTES BUILDING DIMENSIONS | | | | | | | | | |
| DOR CODE 0000 VACANT | | | | | | | | | | MAP NUM MKT AREA 02 | | | | | | | | | | NEIGHBORHOOD/LOC 8617.0100 1.00/ | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | BLD DATE | | | | | | | | | | LGL DATE | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | XF DATE | | | | | | | | | | LAND DATE 05/06/2026 MLU | | | | | | | | | | | |
| INC DATE | | | | | | | | | | AG DATE | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | |
| 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 | 0000 | C | VAC RES | 0 | | 00 | 0.00 | 0.00 | 4.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 52,130 | | | | | | | | | | | | | | |
| REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 05/12/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |