



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	14	PREFIN 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	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	0101	SFRES/SFRES			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	9316.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	133,996
FGR	460	55		253	21,900
FSP	90	40		36	3,116
FSP	216	40		86	7,444
TOTALS	2,314			1,923	166,456

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,923	116.8200	133.17	256,086	1989	1989	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1548 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			342,275
TOTAL MARKET OB/XF VALUE			12,530
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			409,805
SOH/AGL Deduction			0
ASSESSED VALUE			409,805
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			409,805
TOTAL JUST VALUE			409,805
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			398,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054692	Remodel	21,845	12/16/2025
000043146	Roof Replacement	31,500	11/10/2021
000042802	Roof Replacement	31,500	09/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1989	1/15/2025	WD	Q	I	01	635,000
GRANTOR: RICHARDSON KACY						
GRANTEE: MACK JAMES						
1447/1865	9/11/2021	WD	Q	I	01	350,000
GRANTOR: NEAL BRUCE						
GRANTEE: RICHARDSON KACY						

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0166	CONC, PAVMT	0	0	10	20	200.00	UT	1.40	1.40	100	0	0	3	100	280	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
6	0030	BARN, MT	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

TOTAL OB/XF												12,530					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/22/2026			MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 S2 FSP= W18 S12 E18N12\$ S12 W30 S24 E30 FSP= S15 E6 N15 W6\$ E6 FGR= S15 E20 N23 W20 S8\$ N8 E20 N30\$.											

LAND DESCRIPTION												TOTAL OB/XF												12,530					
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												

