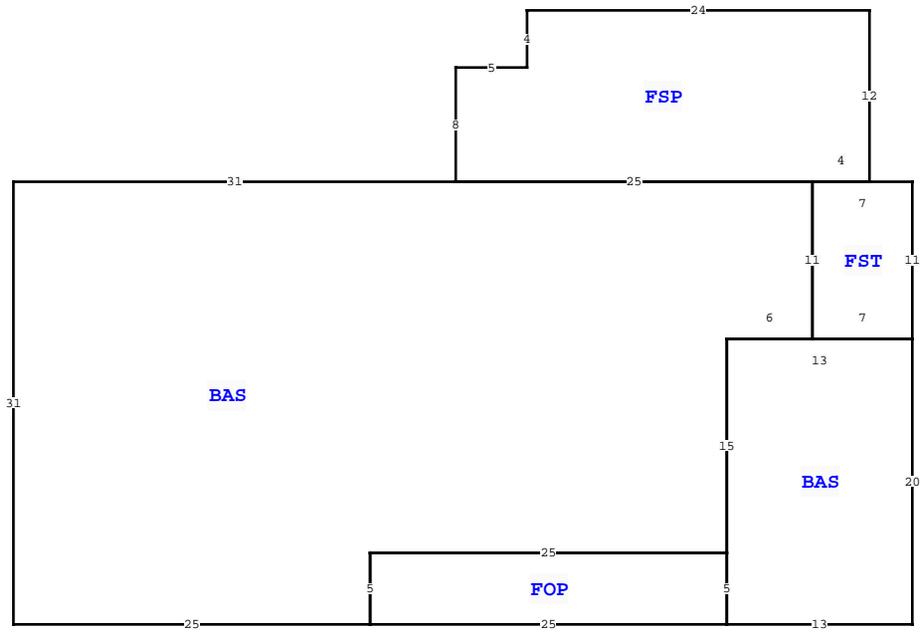


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.1	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	01		
NEIGHBORHOOD/LOC	9516.0200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	24,179
BAS	1,491	100		1,491	138,656
FOP	125	30		38	3,534
FSP	328	40		131	12,182
FST	77	55		42	3,906
TOTALS	2,281			1,962	182,457

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,962	113.2960	129.16	253,412	1997	1997	0	0	28.00	72.00
1 SINGLE FAM 100% - 2004 Heated Area: 1751 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			182,457	
TOTAL MARKET OB/XF VALUE			3,400	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			240,857	
SOH/AGL Deduction			109,996	
ASSESSED VALUE			130,861	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			79,450	
TOTAL JUST VALUE			240,857	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			235,139	

SALE:3:1: LOT 10 MAULDIN FARMS  
 SALE:2:1: TERMINATION OF AGREEMENT  
 SALE:1:1: SEE PERMIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042505	Remodel	8,348	08/06/2021
11187	SFR	255	05/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1579	12/31/2020	QC	U	I	11	0

GRANTOR: CANAVAN GERALD A  
 GRANTEE: CANAVAN GERALD A  
 0996/2427 10/07/2003 WD Q I 94,900  
 GRANTOR: MARIE D CAMPBELL FKA  
 GRANTEE: GERALD A CANAVAN

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

**BUILDING DIMENSIONS**  
 BAS= W31 S31 E25 FOP= E25 N5W25 S5\$ N5 E25 BAS= S5 E13 N20  
 W13 S15\$ N15 E6 FST= E7 N11 W7 S11\$ N11 FSP= E4 N12 W24 S4 W5  
 S8 E25\$ W25\$.

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	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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000									