



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 90	
Interior Wall	04	PLYWOOD 10	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
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	
Architctual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,486	100	
FGR	423	55	
FOP	106	30	
FOP	182	30	
FOP	336	30	
TOTALS	2,533		

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% - 0			230,900	1987	1987	0	0	35.00	65.00

Heated Area: 1486 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			150,085
TOTAL MARKET OB/XF VALUE			12,000
TOTAL LAND VALUE - MARKET			174,160
TOTAL MARKET VALUE			175,771
SOH/AGL Deduction			71,151
ASSESSED VALUE			104,620
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			48,209
TOTAL JUST VALUE			336,245
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,605
PRMT:1:1: 14X70			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7334	M H	60	07/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/1093	6/07/2013	QC	U	I	11	100

GRANTOR: SAM KEEN SR & JANICE
GRANTEE: SAM KEEN SR & JANIC

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2017
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017
8	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF												12,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	23.88	AC		1.00	1.00	1.00	280.00	280.00	6,686							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	23.88	AC		1.00	1.00	1.00	7,000.00	7,000.00	167,160							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W15 FOP= W26 S7 E26 N7\$S7 W26 N7 W9FOP= W24 S14 E24N14\$ S14 W6 FGR= W18S21 E21 N15 W3N6\$ S6 E3 S12 E19 FOP= S3 E19 N4 W9 N3 W10 S4 \$ N4 E10S3 E9 S4 E15 N35\$.			

REVIEW DATE 07/27/2017 BY BC																								
Total Acres: 24.88					Total Land Value: 13,686					Market: 167,160					Agricultural: 6,686					Common: 7,000				