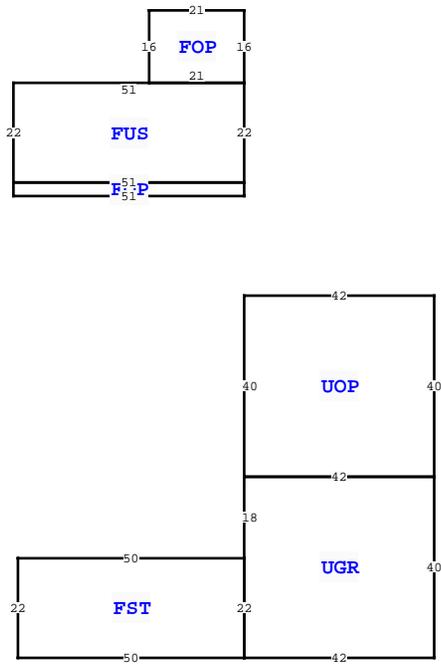




ELEMENT		CD		CONSTRUCTION	
Exterior Wall	08	WD OR PLY	70		
Exterior Wall	01	MINIMUM	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	01	MINIMUM	50		
Interior Wall	05	DRYWALL	50		
Interior Floor	08	SHT VINYL	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectural	05	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	5000	IMPROVED	AG		
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	9717.00	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	153	30		46	907
FOP	336	30		101	1,991
FST	1,100	55		605	11,926
FUS	1,122	100		1,122	22,118
UGR	1,680	45		756	14,903
UOP	1,680	20		336	6,624
TOTALS	6,071			2,966	58,467

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,966	69.1627	78.85	233,869	1963	1963	0	30	10	35.00	25.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1122 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		58,467	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		130,509	
TOTAL MARKET VALUE		70,614	
SOH/AGL Deduction		0	
ASSESSED VALUE		70,614	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		70,614	
TOTAL JUST VALUE		188,976	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		187,945	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046070	Roof Replacement	800	12/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2	8/21/2025	LE	U	I	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1497/2297	8/23/2023	WD	Q	I	01	180,000
GRANTOR: LCD FARMS INC						
GRANTEE: ARTICA JUAN A						

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

LAND DESCRIPTION																								
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	AC		1.00	1.00	0.85	9,000.00	7,650.00	7,650							
2	6200	A	PASTURE 3	0					16.06	AC		1.00	1.00	1.00	280.00	280.00	4,497							
3	9910	M	MKT.VAL.AG	0					16.06	AC		1.00	1.00	0.85	9,000.00	7,650.00	122,859							

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/07/2026 MLU													

BUILDING DIMENSIONS													
FST= W50 S22 E50 N22\$ UGR= S22 E42 N40 UOP= N40 W42 S40E42\$ W42 S18\$ PTR= N80 FOP= N3 FUS= N22 FOP= N16 W21 S16 E21\$ W51 S22 E51\$ W51 S3 E51\$ S80\$.													

TOTAL OB/XF														0									