

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 90				
Exterior Wall	31 VINYL SID 10				
Roof Structure	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 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	5000 IMPROVED AG				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	10316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100		1,697	185,177
FGR	470	55		258	28,153
FOP	90	30		27	2,947
FOP	226	30		68	7,420
TOTALS	2,483			2,050	223,697

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,050	124.1600	139.06	285,073	2004	2004	0	0	21.53	78.47
1 SINGLE FAM 0% - 0 Heated Area: 1697 HX Base Yr											

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200		
2	0166	CONC, PAVMT	0	0	0	0	240.00	UT	2.00	2.00	100	2004	2004	3	100	480		
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800		
4	0280	POOL R/CON	0	0	28	10	280.00	UT	70.00	70.00	100	2008	2008	3	58	11,368		
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100		
6	0031	BARN, MT AE	0	0	26	50	1,300.00	UT	11.00	11.00	100	2018	2018	3	100	14,300		
7	0252	LEAN-TO W/	0	0	12	50	600.00	UT	1.50	1.50	100	2018	2018	3	100	900		
TOTALS												29,148						

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,080							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			223,697
TOTAL MARKET OB/XF VALUE			29,148
TOTAL LAND VALUE - MARKET			80,080
TOTAL MARKET VALUE			264,854
SOH/AGL Deduction			0
ASSESSED VALUE			264,854
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			264,854
TOTAL JUST VALUE			332,925
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,434
PRMT:1:1: FOX			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046361	Roof Replacement	22,000	01/25/2023
19681	SFR	309	06/25/2002
14323	M H	125	07/29/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/1475	10/03/2014	QC	U	I	11	59,200
GRANTOR: LOIS PEARCE & KELLY M						
GRANTEE: KELLY P MARTIN						
1006/2328	2/10/2004	WD	U	V		100
GRANTOR: MCCALL						
GRANTEE: LOIS PEARCE & KELLY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU
		10/16/2023	SPF

BUILDING NOTES	
BAS= W13 FOP= N7 W30 S8 E1 R2 U2 E5 D2 R2 E20 N1\$ S1 W20 L2 U2 W5 D2 L2 W1 L7 D7 W3 L3 D3 S3 L14 D14 D6 R6 FGR= L4 D4 D15 R15 R2 U2 E3 R3 U3 N3 R2 U2 U1 L1 U4 R4 U7 L6 R2 U2 U8 L7 L13 D13 \$ U13 R13 R7 D8 D2 L2 R6 D7 R9 U8 FOP= E18 N5 W18 S5\$ N5 E18 S10 E2 R2 D2 E5 U2 R2 E2 N35\$.	

BUILDING DIMENSIONS	
BAS= W13 FOP= N7 W30 S8 E1 R2 U2 E5 D2 R2 E20 N1\$ S1 W20 L2 U2 W5 D2 L2 W1 L7 D7 W3 L3 D3 S3 L14 D14 D6 R6 FGR= L4 D4 D15 R15 R2 U2 E3 R3 U3 N3 R2 U2 U1 L1 U4 R4 U7 L6 R2 U2 U8 L7 L13 D13 \$ U13 R13 R7 D8 D2 L2 R6 D7 R9 U8 FOP= E18 N5 W18 S5\$ N5 E18 S10 E2 R2 D2 E5 U2 R2 E2 N35\$.	