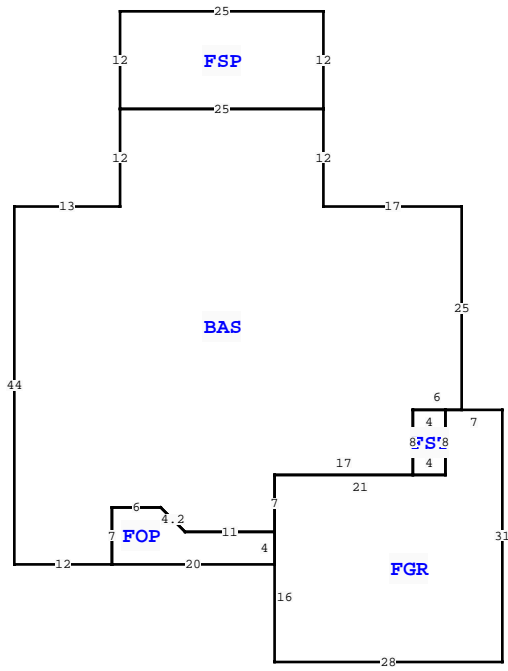


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	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	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,317	100	
FGR	700	55	
FOP	103	30	
FSP	300	40	
FST	32	55	
TOTALS	3,452		

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%	- 2025		381,872	1999	2015	0	0	10.00	90.00
Heated Area: 2317 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		343,685	
TOTAL MARKET OB/XF VALUE		43,773	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		422,458	
SOH/AGL Deduction		0	
ASSESSED VALUE		422,458	
TOTAL EXEMPTION VALUE		HX HB 13 422,458	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		422,458	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,283	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051131	Generator	0	10/17/2024
28770	GARAGE	139	08/03/2010
24787	POOL	175	07/25/2006
15805	SFR	335	07/20/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2582	7/10/2024	WD Q	Q	I	01	560,000
GRANTOR: LIPPI PAUL A						
GRANTEE: DINA JOSE SR						
0977/1976	3/17/2003	WD Q	Q	I		160,000
GRANTOR: CHRISTOPHER H & REBEC						
GRANTEE: PAUL A & SARAH A LI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1,371.00	UT	1.50	1.50	100
2	0120	CLFENCE	4	0	100	0	650.00	UT	4.50	4.50	100
3	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100
4	0169	FENCE/WOOD	0	100	0	0	180.00	UT	10.00	10.00	100
5	0210	GARAGE U	0	100	24	36	864.00	UT	16.00	16.00	100
6	0166	CONC, PAVMT	0	100	16	52	832.00	UT	2.25	2.25	100
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100
8	0070	CARPORT UF	0	100	0	0	1.00	UT	2,200.00	2,200.00	100
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	600.00	600.00	100
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100

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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 43,773											

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/03/2025 MLU											

BUILDING DIMENSIONS											
BAS= W17 N12 FSP= N12 W25 S12 E25\$ W25 S12 W13 S44 E12 FOP= E20 N4 W11 L3 U3 W6 S7\$ N7 E6 D3 R3 E11 FGR= S16 E28 N31 W7 FST= W4 S8 E4 N8\$ S8 W21 S7 \$ N7 E17 N8 E6 N25\$.											

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	% 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		RSF-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	35,000.00	35,000.00	35,000							