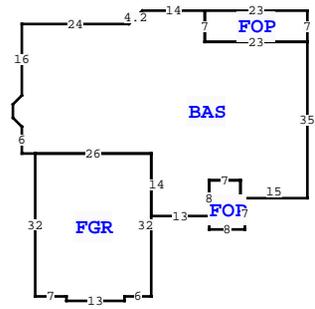
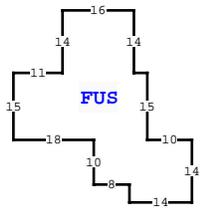


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 90				
Exterior Wall	16 WD FR STUC 10				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3.5 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectural	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	02 02 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,195	100		2,195	263,209
FGR	845	55		465	55,759
FOP	84	30		25	2,998
FOP	161	30		48	5,756
FUS	950	100		950	113,918
TOTALS	4,235			3,683	441,639

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%	- 2024								
Heated Area: 3145						HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		441,639	
TOTAL MARKET OB/XF VALUE		3,513	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		480,152	
SOH/AGL Deduction		4,162	
ASSESSED VALUE		475,990	
TOTAL EXEMPTION VALUE	HX HB 13	475,990	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		480,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055169	Storage Building	13,825	03/05/2026
000054998	Right-of-Way Acce		02/11/2026
14908	SFR	485	01/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/64	9/12/2023	WD	Q	I	01	565,000
GRANTOR: HICKMAN TREVOR E						
GRANTEE: POPE ALLEN BERNARD						
0844/0649	8/19/1997	WD	Q	V		20,000
GRANTOR: BAILEY						
GRANTEE: HICKMAN						

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

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	0166	CONC,PAVMT	0	100	0	0		1.50	1.50	100	1999	1999	3	100	3,513	

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W24 S16 L2 D2 S3 D2 R2 S6 E3 FGR= S32 E7 S1 E13 N1 E6 N32 W26\$ E26 S14 E13 FOP= S3 E8 N7 W1 N4 W7 S8\$ N8 E7 S4 E15 N35 FOP= N7 W23 S7 E23\$ W23 N7 W14 L3 D3 \$ PTR= N40 FUS= N14 W10 N15 W3 N14 W16 S14 W11 S15 E18 S10 E8 S4 E14\$ S40\$.														

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