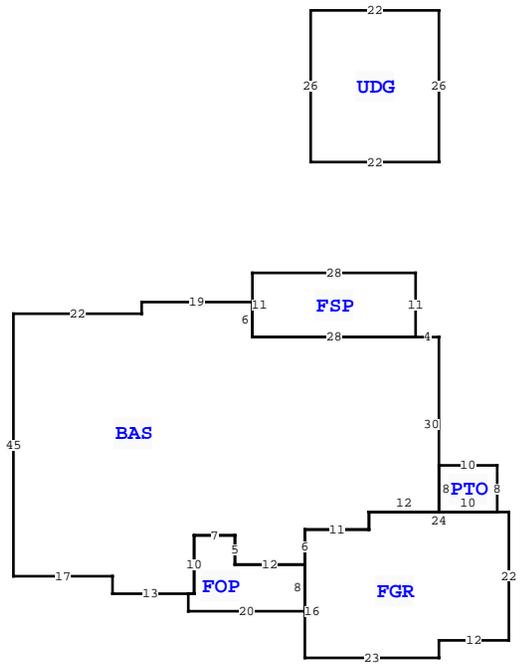


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 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

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%	- 2026									
				Heated Area: 2944				HX Base Yr 2026				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,944	100		2,944	327,281
FGR	806	55		443	49,248
FOP	190	30		57	6,337
FSP	308	40		123	13,674
PTO	80	5		4	445
UDG	572	55		315	35,018
TOTALS	4,900			3,886	432,002

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	100	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	5,738.00	UT	2.00	2.00	100	2004	2004	3	100	11,476	
3	0280	POOL R/CON	0	100	12	372.00	UT	70.00	70.00	100	2006	2006	3	51	13,280	
4	0169	FENCE/WOOD	0	100	0	150.00	UT	10.00	10.00	100	2006	2006	3	100	1,500	
5	0261	PRCH, UOP	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

TOTAL OB/XF												
34,556												

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

TOTAL OB/XF												
34,556												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			432,002
TOTAL MARKET OB/XF VALUE			34,556
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			501,558
SOH/AGL Deduction			48,474
ASSESSED VALUE			453,084
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			401,673
TOTAL JUST VALUE			501,558
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			500,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053875	Remodel	82,000	08/20/2025
000049194	Roof Replacement	40,000	02/12/2024
000048181	Electrical Servic	0	09/18/2023
24786	POOL	190	07/25/2006
21649	GARAGE	100	03/24/2004
21056	SFR	519	09/09/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2425	4/15/2025	WD	Q	I	01	618,000

GRANTOR: KENNINGTON RICKY
 GRANTEE: EASOM JASON
 1488/381 4/11/2023 LE U I 14 100
 GRANTOR: KENNINGTON RICKY (ENH)
 GRANTEE: KENNINGTON KEVIN LA

BUILDING NOTES												
BAS= W4 FSP= N11 W28 S11 E28\$ W28 N6 W19 S2 W22 S45E17 S3 E13 FOP= S3 E20 N8 W12 N5 W7 S10 W1\$ E1 N10 E7 S5E12 FGR= S16 E23 N3 E12 N22W24 S3 W11 S6\$ N6 E11 N3 E12 PTO= E10 N8 W10 S8\$ N30\$ PTR= N30 UDG= N26 W22 S26 E22\$ S30\$.												