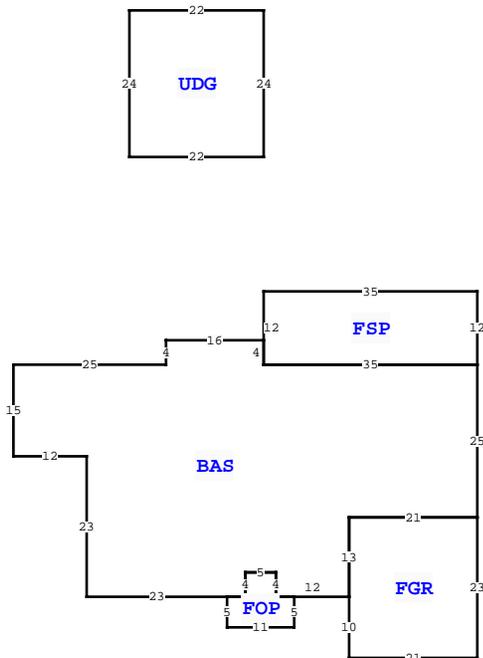


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,383	100	
FGR	483	55	
FOP	75	30	
FSP	420	40	
UDG	528	55	
TOTALS	3,889		

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		Heated Area: 2383					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				314,401	
TOTAL MARKET OB/XF VALUE				13,443	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				362,844	
SOH/AGL Deduction				32,565	
ASSESSED VALUE				330,279	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				278,868	
TOTAL JUST VALUE				362,844	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				367,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050480	Electrical Servic	0	07/31/2024
000044029	Roof Replacement	3,660	03/29/2022
000044031	Roof Replacement	16,000	03/29/2022
24606	GARAGE	165	06/08/2006
17897	SFR	499	02/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/2662	4/18/2024	WD	Q	I	01	425,000

GRANTOR: LAUBHAN NANCY M
GRANTEE: MARKHAM SAMUEL WESL

1465/2034	5/02/2022	WD	Q	I	01	399,000
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GRANTOR: MARTINEZ JOSE L
GRANTEE: LAUBHAN NANCY M

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	0	0	1.00	UT 1,200.00	1,200.00	100	2001	2001	3	100	1,200
2	0166	CONC, PAVMT	0	100	0	0	0	1,862.00	UT 1.50	1.50	100	2001	2001	3	100	2,793
3	0120	CLFENCE 4	0	100	0	0	0	1.00	UT 0.00	0.00	100	2007	2007	3	100	2,250
4	0060	CARPORT F	0	100	0	0	0	1.00	UT 1,200.00	1,200.00	100	2024	2023		100	1,200
5	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 600.00	600.00	100	2024	2023		100	600
6	0104	GENERATOR	0	100	0	0	0	1.00	UT 6,000.00	6,000.00	100	2025	2024		90	5,400

TOTAL OB/XF												13,443			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/14/2026	MLU		

BUILDING NOTES									
<p>BUILDING DIMENSIONS</p> <p>BAS= W16 S4 W25 S15 E12 S23 E23 FOP= S5 E11 N5 W3 N4 W5 S4 W3\$ E3 N4 E5 S4 E12 FGR= S10 E21 N23 W21 S13\$ N13 E21 N25 FSP= N12 W35 S12 E35\$ W35 N4\$ PTR= N30 UDG= N24 W22 S24 E22\$ S30\$.</p>									

LAND DESCRIPTION										TOTAL OB/XF										13,443				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							