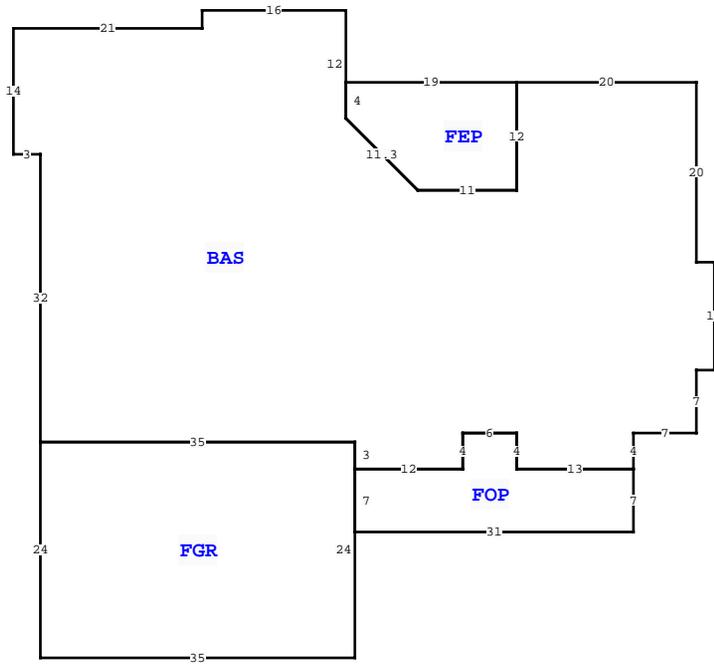


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	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	3,088	100	
FEP	196	80	
FGR	840	55	
FOP	241	30	
TOTALS	4,365		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,779	116.9070	130.94	494,822	2011	2011	0	0	0	14.00	86.00
1 SINGLE FAM 100% - 2025 Heated Area: 3088 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	425,547			
TOTAL MARKET OB/XF VALUE	75,007			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	535,554			
SOH/AGL Deduction	0			
ASSESSED VALUE	535,554			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	484,143			
TOTAL JUST VALUE	535,554			
NCON VALUE	63,891			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	476,611			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055215	Storage Building	34,650	03/11/2026
000052930	Swimming Pool and	70,000	06/24/2025
29326	SFR	1,193	04/19/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/825	2/23/2023	WD Q	Q	I	01	475,000
GRANTOR: SHELLEY DANIEL P						
GRANTEE: FERGUSON ROBERT A						
1234/2559	5/14/2012	WD Q	Q	I	01	289,500
GRANTOR: JOHN S & PATRICIA M J						
GRANTEE: DANIEL P & RACHEL D						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0180	FPLC 1STRY	0 100	0 0	1.00
2	0166	CONC, PAVMT	0 100	0 0	2,558.00
3	0169	FENCE/WOOD	0 100	0 0	1.00
4	0280	POOL R/CON	0 100	0 0	892.00
5	0166	CONC, PAVMT	0 100	12 45	540.00

TOTAL OB/XF 75,007												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3
2	0166	CONC, PAVMT	0 100	0 0	2,558.00	UT	2.00	2.00	100	2012	2012	3
3	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2019	2019	3
4	0280	POOL R/CON	0 100	0 0	892.00	UT	70.00	70.00	100	2026	2025	98
5	0166	CONC, PAVMT	0 100	12 45	540.00	UT	5.00	5.00	100	2026	2025	100

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/14/2026 MLU	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W20 S12 W11 U8L8 N12 W16 S2 W21 S14 E3 S32 E35 S3 E12 N4 E6 S4 E13 N4 E7 N7 E2 N12 W2 N20 \$	
FGR=[ORIG=-73,40] S24 E35 N24 W35 \$	
FOP=[ORIG=-38,43] S7 E31 N7 W13 N4 W6 S4 W12 \$	
FEP=[ORIG=-20,0] W19 S4 D8R8 E11 N12 \$	

LAND DESCRIPTION		TOTAL OB/XF 75,007																						
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							