

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
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	2,514	100	2026
FGR	600	55	2026
FOP	246	30	2026
FOP	280	30	2026
TOTALS	3,640		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
Heated Area: 2514 HX Base Yr												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			390,380
TOTAL MARKET OB/XF VALUE			3,240
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			428,620
SOH/AGL Deduction			0
ASSESSED VALUE			428,620
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			428,620
TOTAL JUST VALUE			428,620
NCON VALUE			393,620
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050720	New Residential C	250,000	09/03/2024
000050677	Right-of-Way Acce		08/27/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/2020	6/11/2024	WD Q	V	01		40,000
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: A & B MANAGEMENT LL						
1488/572	3/16/2023	WD U	V	11		100
GRANTOR: BAILEY DOROTHY H						
GRANTEE: BAILEY DOROTHY H LI						

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
1	0166	CONC,PAVMT	0	0	0	0		3.00	100	2026	2025	100

TOTAL OB/XF												
3,240												
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

BUILDING NOTES												
BAS=[YR=2026;ORIG=18,-20] W17 S7 W20 N7 W29 S34 E25 S10 E41 N44 \$												
FGR=[YR=2026;ORIG=-48,14] E25 S24 W25 N24 \$												
FOP=[YR=2026;ORIG=-19,-27] E20 S14 W20 N14 \$												
FOP=[YR=2026;ORIG=-23,24] E41 S6 W41 N6 \$												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=18,-20] W17 S7 W20 N7 W29 S34 E25 S10 E41 N44 \$												
FGR=[YR=2026;ORIG=-48,14] E25 S24 W25 N24 \$												
FOP=[YR=2026;ORIG=-19,-27] E20 S14 W20 N14 \$												
FOP=[YR=2026;ORIG=-23,24] E41 S6 W41 N6 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00