

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,417	111.5205	127.13	434,403	2017	2017	0	0	8.00	92.00	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		399,651	
TOTAL MARKET OB/XF VALUE		3,204	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		427,855	
SOH/AGL Deduction		79,053	
ASSESSED VALUE		348,802	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		297,391	
TOTAL JUST VALUE		427,855	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		422,612	

Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	10416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	154,387
FGR	620	55		341	39,883
FOP	54	30		16	1,871
FUS	1,740	100		1,740	203,510
TOTALS	3,734			3,417	399,651



PERMIT NUM	DESCRIPTION	AMT	ISSUED
34771	SFR	1,067	12/20/2016
28436	SFR	425	03/19/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/2491	9/28/2023	WD	Q	I	01	450,000

GRANTOR: GODEVAS STARVOS
 GRANTEE: SMITH SHERRI JOANNE
 1346/2617 10/27/2017 WD Q I 01 265,200
 GRANTOR: MARONDA HOMES INC OF
 GRANTEE: STARVOS & ELENI GOD

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	1,602.00	UT	2.00	2.00	100	2017	2017	3	100	3,204	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W40 S36 E11 FOP= S6 E9 N6 W9\$ E9 FGR= S15 E20 N1 E10 N20 W30 S6\$ N6 E20 N30\$ PTR= N30 FUS= N51 W40 S36 E20 S15 E20\$ S30\$.														

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	25,000.00	25,000.00	25,000							