

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10417.010		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	904	100	
BAS	904	100	
FGR	264	55	
FGR	264	55	
FOP	48	30	
FOP	48	30	
PTO	120	5	
PTO	120	5	
TOTALS	2,672		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	2021								
Heated Area: 1808 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			104,961
TOTAL MARKET OB/XF VALUE			2,329
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			142,290
SOH/AGL Deduction			7,298
ASSESSED VALUE			134,992
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			134,992
TOTAL JUST VALUE			142,290
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,313
LAND:1:1: 21,000 SF (0.48AC)			
SALE:1:1: LOT 5 FAWNROOK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
6649	MULTIFAM	45,000	12/07/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/0996	6/11/2020	WD	Q	I	05	700,000
GRANTOR: BARBARA HUBBARD						
GRANTEE: ALLEN & HEATHER MAR						
0768/0917	12/07/1992	WD	Q	V		7,300
GRANTOR: LENVIL DICKS						
GRANTEE: WILLIAM HUBBARD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	1,628.00	UT	1.40	1.40	100	0
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	1993

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

BUILDING DIMENSIONS											
BAS= W14 PTO= N10 W12 S10 E12\$ W24 BAS= W12 PTO= N10 W12 S10 E12\$ W26 S32 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 N22 W12 S18\$ N18 E12 N10\$ S10 FGR= S22 E12 N22W12\$ E12 S18 FOP= S4 E12 N4 W12\$ E12 S4 E14 N32\$.											

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	0800	C	MULTI-FAM	0		RMF-1	100.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							