

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	15	HARDTILE	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	1,096	100	
BAS	1,096	100	
FGR	264	55	
FGR	264	55	
FOP	48	30	
FOP	48	30	
PTO	120	5	
PTO	120	5	
TOTALS	3,056		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLEX	0%	2021									Heated Area: 2192 HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			140,165
TOTAL MARKET OB/XF VALUE			1,740
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			176,905
SOH/AGL Deduction			496
ASSESSED VALUE			176,409
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			176,409
TOTAL JUST VALUE			176,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,058
LAND:1:1: 45,150 SF (1.04AC)			
SALE:1:1: LOT 8			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14674	MULTIFAM	435	10/28/1998

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						
0826/1861	8/20/1996	WD	Q	V		6,500
GRANTOR: LENVIL DICKS						
GRANTEE: WILLIAM & BARBARA H						

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	0	0	1,160.00	UT	1.50	1.50	100	1999	1999	3	100	1,740	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W16 PTO= N10 W12 S10 E12\$ W24 BAS= W12 PTO= N10 W12 S10 E12\$ W28 S34 E16 FOP= S4 E12 N4 W12\$ E12 FGR= E12 N22 W12 S22\$ N22 E12 N12\$ S12 FGR= S22 E12 N22 W12\$ E12 S22 FOP= S4 E12 N4 W12\$ E28 N34\$.													

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	215.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							