

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	31 VINYL SID 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	10516.00 1.00/
AREA TYPE	TOTAL GROSS AREA
APT	520 100 520 44,910
BAS	1,305 100 1,305 112,707
FEP	192 80 154 13,300
FOP	88 30 26 2,246
FST	63 55 35 3,023
TOTALS	2,168 2,040 176,186

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 1825						HX Base Yr 2026					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			176,186
TOTAL MARKET OB/XF VALUE			21,476
TOTAL LAND VALUE - MARKET			27,450
TOTAL MARKET VALUE			225,112
SOH/AGL Deduction			54,331
ASSESSED VALUE			170,781
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			119,370
TOTAL JUST VALUE			225,112
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044333	Electrical Servic	0	05/03/2022
17220	POOL	65	07/18/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/496	3/20/2025	WD	Q	I	01	290,000
GRANTOR: PARNELL ARIEL D						
GRANTEE: KELLUM WYNELL MARIE						
1431/1673	2/26/2021	WD	Q	I	01	198,000
GRANTOR: JACKSON BENJAMIN W						
GRANTEE: PARNELL ARIEL D						

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	0296	SHED METAL	0 100	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	2000	2000	3	40	14,336	
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	800.00	800.00	30	2000	2000	3	30	240	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
8	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
9	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
10	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/07/2025 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
APT= W20 FST= W9 S7 E9 N7\$ S7 BAS= W9 N7 FEP= N12 W16 S12 E16\$ W47 S26 E21 FOP= E22 N4 W22S4\$ N4 E22 S4 E13 N19\$ S19 E20 N26\$.			

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.75	15,000.00	11,250.00	11,250							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.44	AC		1.00	1.00	0.75	15,000.00	11,250.00	16,200							