

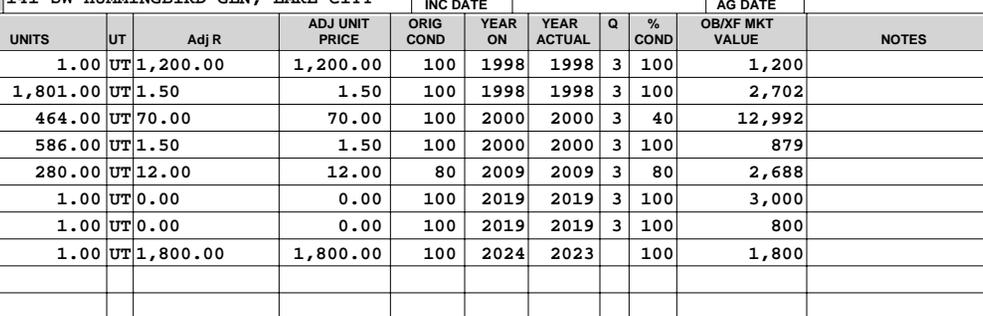
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

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%	- 1999		308,178	1998	1998	0	0	33.08	66.92
Heated Area: 2195											
HX Base Yr 1999											

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

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	11416.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,195	100		2,195	175,253
FGR	441	55		243	19,401
FOP	48	30		14	1,118
FSP	300	40		120	9,581
PTO	219	5		11	878
TOTALS	3,203			2,583	206,233

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,801.00	UT	1.50	1.50	100	1998	1998	3	100	2,702	
3	0280	POOL R/CON	0	100	16	29	464.00	UT	70.00	70.00	100	2000	2000	3	40	12,992	
4	0166	CONC,PAVMT	0	100	0	0	586.00	UT	1.50	1.50	100	2000	2000	3	100	879	
5	0294	SHED WOOD/	0	100	14	20	280.00	UT	12.00	12.00	80	2009	2009	3	80	2,688	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023	3	100	1,800	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			206,233	
TOTAL MARKET OB/XF VALUE			26,061	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			267,294	
SOH/AGL Deduction			89,009	
ASSESSED VALUE			178,285	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			126,874	
TOTAL JUST VALUE			267,294	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			271,084	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16519	POOL	95	01/20/2000
14217	SFR	350	07/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/0116	1/27/2014	WD	U	I	30	100

GRANTOR: MIKE & KELLI NICHOLSO
GRANTEE: MIKE & KELLY NICHOLSON
0861/1893 6/30/1998 WD Q V 11,000
GRANTOR: GIEBEIG
GRANTEE: NICHOLSON

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S6 W2 S14 E2 S26 FGR= S21 E21 N21 W21\$ E21 S8 FOP= S8 E6 N8 W6\$ E6 S3 E18 S5 E4 S3 E6 N3 E4 N29 FSP= N12 W25 S12 E25\$ W25 N12 PTO= E25 N5 W24 N4 W11 S9 E10\$ W10 N21\$.	

LAND DESCRIPTION										TOTAL OB/XF										26,061									
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	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000												