



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	80		
Exterior Wall	31	VINYL SID	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	15	HARDTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	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	06		
NEIGHBORHOOD/LOC	11416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	152,625
FGR	400	55		220	22,627
FOP	120	30		36	3,703
UOP	504	20	2024	101	10,388
TOTALS	2,508			1,841	189,342

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%	- 2016								
Heated Area: 1484						HX Base Yr 2016					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,342
TOTAL MARKET OB/XF VALUE			7,256
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			231,598
SOH/AGL Deduction			91,848
ASSESSED VALUE			139,750
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			88,339
TOTAL JUST VALUE			231,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21947	SFR	459	06/09/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/0267	3/16/2015	WD Q	Q	I	01	115,000
GRANTOR: LUCY M TUNG AS TRUSTE						
GRANTEE: CHRISTOPHER D TANKS						
1178/2407	8/12/2009	WD U	U	I	11	100
GRANTOR: JOHN M & LUCY TUNG						
GRANTEE: JOHN M & LUCY M TUN						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W24 W29 S28 E16 E37 N8 N20 \$	
FGR=[ORIG=0,20] E20 N20 W20 S20 \$	
FOP=[ORIG=-37,28] S6 E20 N6 W20 \$	
UOP=[YR=2024;ORIG=-53,-12] E42 S12 W42 N12 \$	

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	0	1,628.00	UT	2.00	2.00	100	2004	2004	3	100	3,256	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
TOTAL OB/XF															7,256		

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	35,000.00	35,000.00	35,000							