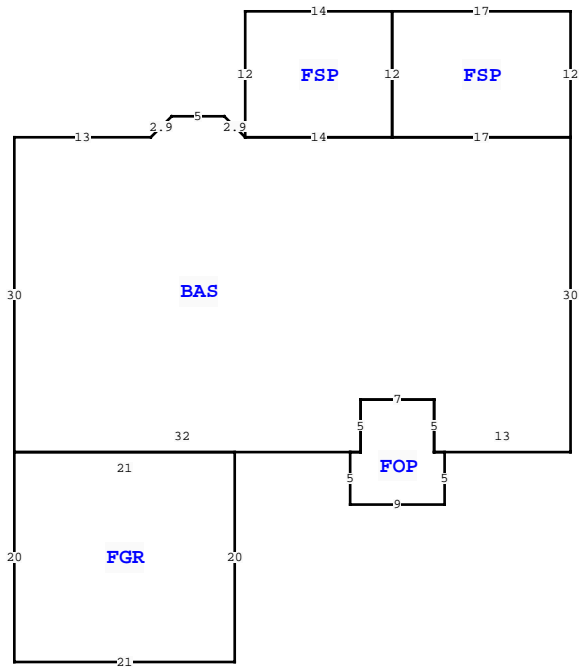




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	70		
Interior Floor	15	HARDTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame		N/A	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	04	04	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	1,569	100		1,569	181,211
FGR	420	55		231	26,679
FOP	80	30		24	2,772
FSP	168	40		67	7,738
FSP	204	40		82	9,471
TOTALS	2,441			1,973	227,871

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,973	132.2046	148.07	292,142	2003	2003	0	0	22.00	78.00
1 SINGLE FAM 100% - 2023 Heated Area: 1569 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			227,871
TOTAL MARKET OB/XF VALUE			7,438
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			270,309
SOH/AGL Deduction			21,802
ASSESSED VALUE			248,507
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			197,096
TOTAL JUST VALUE			270,309
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043087	Roof Replacement	16,000	11/02/2021
20261	SFR	295	12/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/2124	5/27/2021	WD Q	Q	I	01	223,000
GRANTOR: WEHINGER JOSHUA F & L						
GRANTEE: MURPHY ANDREW JR						
1055/1531	8/16/2005	WD Q	Q	I		145,000
GRANTOR: LUTZE						
GRANTEE: JOSHUA F & LARI K W						

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

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	835.00	UT	2.00	2.00	100	2003	2003	3	100	1,670	
2	0166	CONC, PAVMT	0	100	0	0	984.00	UT	2.00	2.00	100	2003	2003	3	100	1,968	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600	

BUILDING NOTES	
BAS=[ORIG=0,0] W17 W14 U2L2 W5 D2L2 W13 S30 E32 E1 N5 E7 S5 E13 N30 \$	
FGR=[ORIG=-53,30] S20 E21 N20 W21 \$	
FSP=[ORIG=0,0] N12 W17 S12 E17 \$	
FSP=[ORIG=-17,0] N12 W14 S12 E14 \$	
FOP=[ORIG=-21,30] S5 E9 N5 W1 N5 W7 S5 W1 \$	

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							