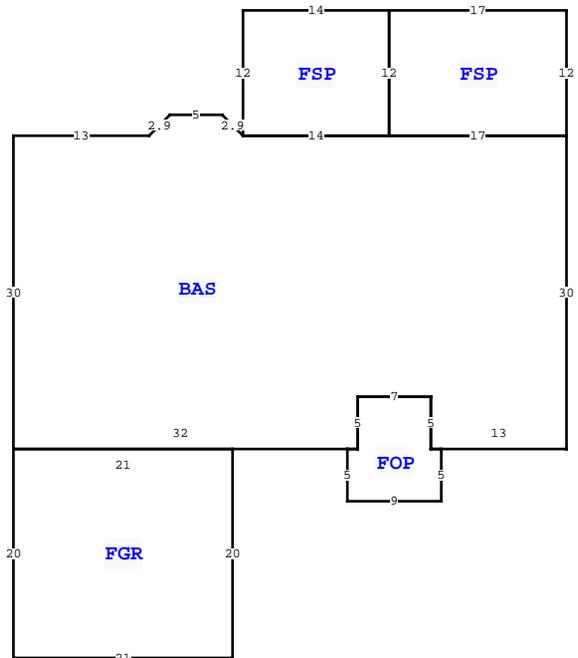




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	70		
Interior Floor	15	HARDTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR 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	184,442
FGR	420	55		231	27,155
FOP	80	30		24	2,821
FSP	168	40		67	7,876
FSP	204	40		82	9,639
TOTALS	2,441			1,973	231,934

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	150.71	297,351	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 SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		231,934	
TOTAL MARKET OB/XF VALUE		7,438	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		274,372	
SOH/AGL Deduction		25,865	
ASSESSED VALUE		248,507	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		197,096	
TOTAL JUST VALUE		274,372	
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						

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

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							

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							