

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,653	118.2000	132.38	218,824	1993	1993	0	0	33.60	66.40

1 SINGLE FAM 0% - 0 Heated Area: 1348 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			145,299
TOTAL MARKET OB/XF VALUE			1,571
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			181,870
SOH/AGL Deduction			0
ASSESSED VALUE			181,870
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			181,870
TOTAL JUST VALUE			181,870
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,168

MAP NUM	MKT AREA	06				
11416.040	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,348	100		1,348	118,489
	FGR	440	55		242	21,272
	FOP	192	30		58	5,098
	PTO	100	5		5	440
TOTALS	2,080				1,653	145,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045932	Roof Replacement	13,900	11/16/2022
6872	SFR	33,000	02/23/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/504	2/18/2026	WD	U	I	11	100

GRANTOR: KENDRICK LARRY D  
GRANTEE: BONNIE OAKS, LLC  
0820/1475 4/10/1996 WD U I 11 69,000  
GRANTOR: US DEPT OF VETERANS A  
GRANTEE: LARRY D & PEGGY H K

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	0	0	0	1.40	1.40	100	0	0	3	100	1,571	

TOTAL OB/XF												1,571			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/14/2026	MLU		

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

**BUILDING DIMENSIONS**  
BAS= W21 S2 PTO= W10 S10 E10 N10\$ S10 W23 FGR= W22 S20 E22 N20\$ S26 FOP= S6 E32N6 W32\$ E32 N4 E12 N34\$.

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							