

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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
0100	01	1,497	88.8505	101.29	151,631	1974	1974	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1320 HX Base Yr 2012

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		98,560	
TOTAL MARKET OB/XF VALUE		3,910	
TOTAL LAND VALUE - MARKET		22,050	
TOTAL MARKET VALUE		124,520	
SOH/AGL Deduction		47,677	
ASSESSED VALUE		76,843	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		25,432	
TOTAL JUST VALUE		124,520	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		122,788	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	86,907
FOP	80	30		24	1,580
FOP	128	30		38	2,502
FOP	144	30		43	2,831
UCP	360	20		72	4,740
TOTALS	2,032			1,497	98,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1202/1891	10/06/2010	WD	U	I	11	100
GRANTOR: MABLE E FEAGLE & DONA						
GRANTEE: JASON HENRY BYRD						
1199/1694	8/16/2010	WD	U	I	11	100
GRANTOR: MABLE E FEAGLE & DONA						
GRANTEE: JASON HENRY BYRD						

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	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
3	0297	SHED CONCR	0	100	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	960	
4	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION																								
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	2.94	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,050							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W44 S4 UCP= W20 S18 E20 N18\$ S26 FOP= S8 E10 N8 W10\$ E10 FOP= S8 E16N8 W16\$ E16 FOP= S8 E18 N8 W18\$ E18 N30\$.											

TOTAL OB/XF												3,910											
REVIEW DATE 01/11/2024 BY JB Total Acres: 2.94 Total Land Value: 22,050 Market: 0 Agricultural: 0 Common: 22,050 PRINTED 05/12/2026 BY SYS																							