

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	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		N/A	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	01
NEIGHBORHOOD/LOC	11516.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	440	100	
BAS	1,429	100	
FEP	392	80	
FST	154	55	
UOP	84	20	
TOTALS	2,499		

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%	- 2006	127.14	290,515	1973	1983	0	0	35.00	65.00

Heated Area: 1869 HX Base Yr 2006

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			188,835
TOTAL MARKET OB/XF VALUE			14,190
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			263,025
SOH/AGL Deduction			101,682
ASSESSED VALUE			161,343
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			109,932
TOTAL JUST VALUE			263,025
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,712
SALE:1:1: 5 ACRES WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054360	Electrical Servic		10/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/271	4/27/2026	WD	U	I	11	0
GRANTOR: WELLS JAMES A JR						
GRANTEE: WELLS JAMES A AND C						
1320/2694	8/24/2016	QC	U	I	11	100
GRANTOR: JAMES A WELLS JR & HE						
GRANTEE: JAMES A WELLS JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	100	0
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0263	PRCH, USP	0	100	10	24	240.00	UT	3.00	75	1993
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2009
6	0080	DECKING	0	100	0	0	1.00	UT	700.00	50	2009
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2014
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2014
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014

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
1	0100	C	SFR	100		00	0.00	0.00	5.00	AC	1.00

BUILDING NOTES						
FST= W22 BAS= W55 S27 E27 UOP= S4 E14 N6 W14 S2\$ N2 E28 N25\$FEP= E14 N14 W28 S14 E14\$ S7 BAS= S20 E22N20 W22\$E22 N7\$.						

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		00	0.00	0.00	5.00	AC	1.00	1.00	1.00	12,000.00	12,000.00	60,000								