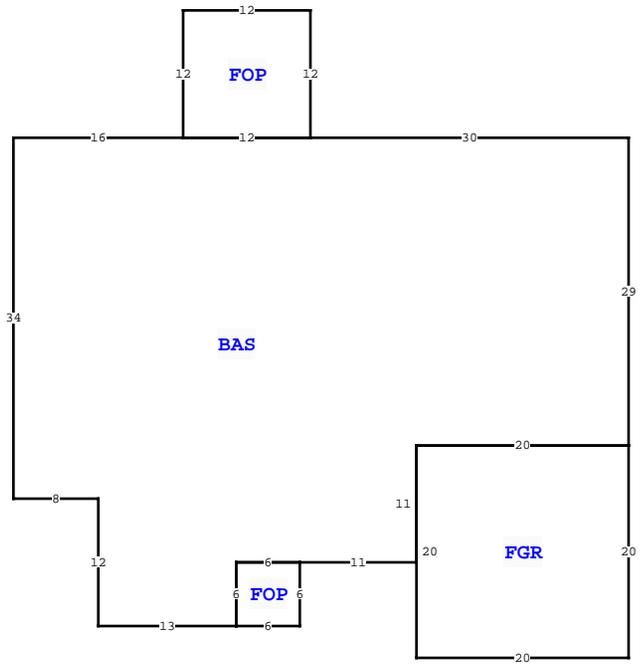




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,130	100	
FGR	400	55	
FOP	36	30	
FOP	144	30	
TOTALS	2,710		

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%	- 2026									
				Heated Area: 2130				HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			312,678
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			330,988
SOH/AGL Deduction			112,261
ASSESSED VALUE			218,727
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			167,316
TOTAL JUST VALUE			424,788
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
041284	SFR		02/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1833	8/05/2025	WD	Q	I	01	520,000
GRANTOR: MALONEY DONIA						
GRANTEE: ORO RUBEN D						
1505/2563	12/21/2023	WD	Q	I	01	480,000
GRANTOR: JOHNSON FAMILY REVOCA						
GRANTEE: MALONEY DONIA						

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
1	0169	FENCE/WOOD	0	100	0	0		0.00	0.00	100	2024	2023

TOTAL OB/XF												
2,000												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0100	C SFR	100			A-1	0.00	0.00	1.26	AC	1.00	1.00
2	6200	A PASTURE 3	0						8.75	AC	1.00	1.00
3	9910	M MKT.VAL.AG	0						8.75	AC	1.00	1.00

BUILDING NOTES												
BAS=[ORIG=80,10] W30 W12 W16 S34 E8 S12 E13 N6 E6 E11 N11 E20 N29 \$												
FOP=[ORIG=38,-2] E12 S12 W12 N12 \$												
FOP=[ORIG=43,50] E6 S6 W6 N6 \$												
FGR=[ORIG=60,39] E20 S20 W20 N20 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.26	AC		1.00
2	6200	A	PASTURE 3	0					8.75	AC		1.00
3	9910	M	MKT.VAL.AG	0					8.75	AC		1.00