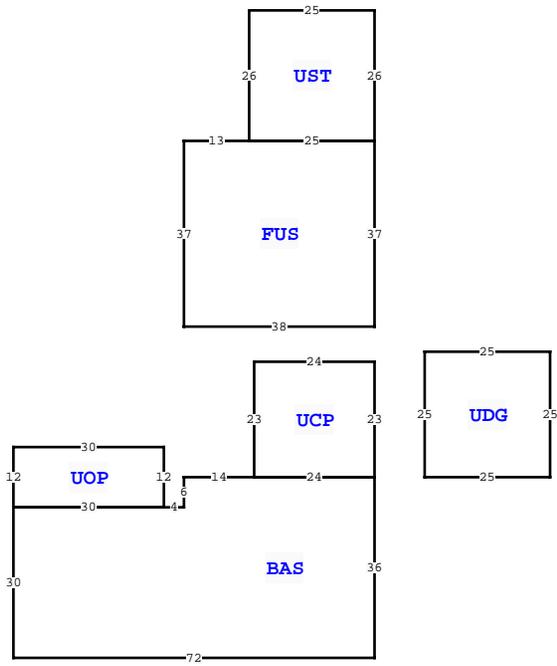


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		4 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectual Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,388	100	
FUS	1,406	100	
UCP	552	20	
UDG	625	55	
UOP	360	20	
UST	650	45	
TOTALS	5,981		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,612	100.2488	114.28	527,059	1978	1978	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 3794 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		342,588	
TOTAL MARKET OB/XF VALUE		104,478	
TOTAL LAND VALUE - MARKET		563,340	
TOTAL MARKET VALUE		505,897	
SOH/AGL Deduction		186,112	
ASSESSED VALUE		319,785	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		268,374	
TOTAL JUST VALUE		1,010,406	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,004,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045791	Electrical Servic	0	10/27/2022
000043723	Storage Building	75,000	02/15/2022
000043426	Electrical Servic	0	12/21/2021
7658	M H	60	10/05/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1053/2636	7/27/2005	WD	Q	I		770,000
GRANTOR: MD DM & BL LLC						
GRANTEE: MCCAULEY						
1041/2980	3/29/2005	WD	Q	I		600,600
GRANTOR: KYL SOO ANNE NINNEMAN						
GRANTEE: MS DM & BL, LLC						

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	0180	FPLC 1STRY	0	100	0	0	0	1.00	2,000.00	100	1978	1978	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16		512.00	70.00	100	1978	1978	3	40	14,336	
3	0294	SHED WOOD/	0	100	0	0		2.00	50.00	100	1978	1978	3	100	100	
4	0020	BARN,FR	0	100	28	56		1,568.00	2.45	100	0	0	3	100	3,842	
5	0040	BARN,POLE	0	100	0	0		1.00	0.00	100	2005	2005	3	100	100	
6	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
7	0251	LEAN TO W/	0	100	0	0		1.00	0.00	100	2005	2005	3	100	200	
8	0040	BARN,POLE	0	100	0	0		1.00	0.00	100	2005	2005	3	100	100	
9	0261	PRCH, UOP	0	100	0	0		1.00	0.00	100	2016	2016	3	100	1,800	
10	0030	BARN,MT	0	100	50	100		5,000.00	15.00	100	2023	2022		100	75,000	

TOTAL OB/XF												104,478												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	30,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	65.00	AC		1.00	1.00	1.00	280.00	280.00	18,200							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	23.89	AC		1.00	1.00	1.00	445.00	445.00	10,631							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	88.89	AC		1.00	1.00	1.00	6,000.00	6,000.00	533,340							

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
10/16/2023 SPF									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W24 W14 S6 W4 W30 S30 E72 N36 \$									
FUS=[ORIG=0,-30] W38 N37 E13 E25 S37 \$									
UST=[ORIG=-25,-67] N26 E25 S26 W25 \$									
UDG=[ORIG=10,0] E25 N25 W25 S25 \$									
UCP=[ORIG=-24,0] N23 E24 S23 W24 \$									
UOP=[ORIG=-42,6] N12 W30 S12 E30 \$									

REVIEW DATE 10/31/2022 BY JB																													
Total Acres: 93.89										Total Land Value: 58,831					Market: 533,340					Agricultural: 28,831					Common: 30,000				
PRINTED 05/12/2026 BY SYS																													