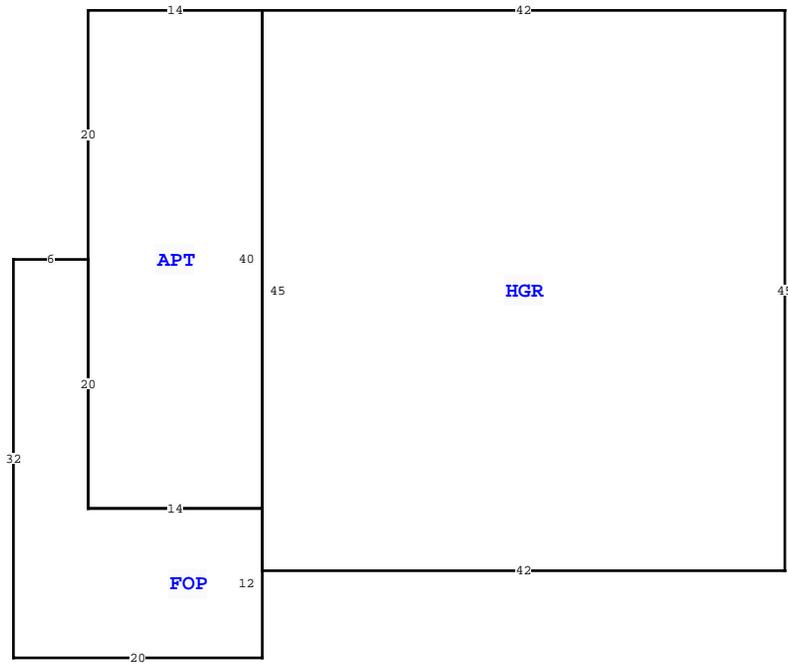




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	560	100	
FOP	360	30	
HGR	1,890	45	
TOTALS	2,810		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	AIR HANGAR	100%	- 2026								
				Heated Area:	560			HX Base Yr	2026		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			419,549
TOTAL MARKET OB/XF VALUE			5,948
TOTAL LAND VALUE - MARKET			52,780
TOTAL MARKET VALUE			478,277
SOH/AGL Deduction			0
ASSESSED VALUE			478,277
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			426,866
TOTAL JUST VALUE			478,277
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			472,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27361	SFR	1,001	09/24/2008
22649	PLANE HNGR	243	12/29/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1974	3/13/2025	WD	Q	I	01	565,000
GRANTOR: RYAN LIVING TRUST						
GRANTEE: BOWES JOHN M						
1246/2480	11/15/2012	WD	U	I	14	100
GRANTOR: VALERIE Y RYAN						
GRANTEE: VALERIE Y RYAN (LIF						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	2,307.00	UT	2.50	2.50	100	2005
2	0166	CONC, PAVMT	0	100	3	72.00	UT	2.50	2.50	100	2009

TOTAL OB/XF												5,948
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

BUILDING NOTES											

BUILDING DIMENSIONS											
HGR= W42 APT= W14 S20 FOP= W6 S32 E20 N12 W14 N20 S S20 E14 N40S S45 E42 N45S.											

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	DPHT 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	2.03	AC		1.00	1.00	1.00	26,000.00	26,000.00	52,780							

