



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	09	09	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0500	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,142	100	
FGR	517	55	
FOP	62	30	
PTO	276	5	
TOTALS	2,997		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,459	146.2552	163.81	402,809	2003	2003	0	0	33.00	67.00

1 SINGLE FAM 100% - 2004 Heated Area: 2142 HX Base Yr 2004

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			269,882
TOTAL MARKET OB/XF VALUE			8,958
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			328,840
SOH/AGL Deduction			99,741
ASSESSED VALUE			229,099
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			177,688
TOTAL JUST VALUE			328,840
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19804	SFR	371	08/02/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/2606	3/18/2015	QC	U	I	11	0

GRANTOR: MICHAEL J KLANDERUD
GRANTEE: JESSICA L KLANDERUD

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2.00

TOTAL OB/XF												8,958				
L	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	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	3,879.00	UT	2.00	2.00	100	2003	2003	3	100	7,758	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 PTO= W26 S1 D4 R4 S7 E22 N12\$ S12 W22 N7 L4 U4 W7 D4 L4 S32 E4 FGR= S23 E11 N1 E12 N22 W23\$ E23 S5 FOP= S7 E10 N3 W2 N4 W8 \$ E8 S4 E13 N4 E12 N42\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							