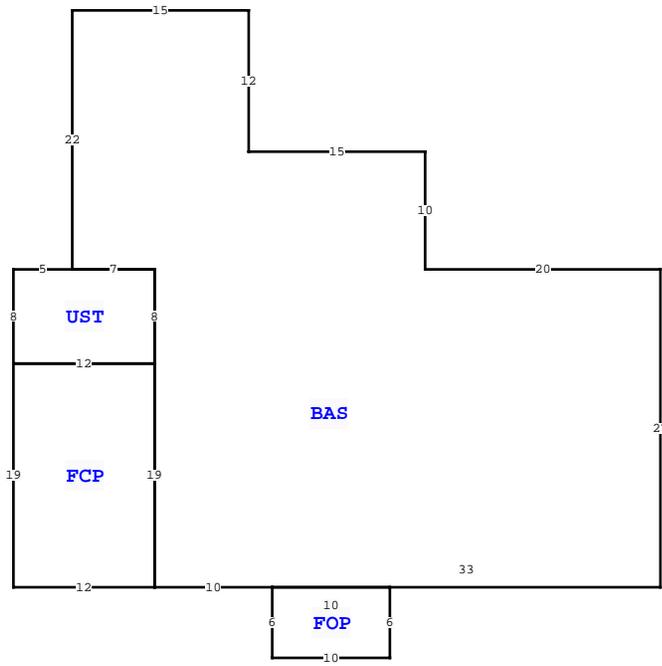




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 70				
Exterior Wall	31 VINYL SID 30				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 50				
Interior Wall	06 CUST PANEL 50				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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	12516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,641	100		1,641	144,585
FCP	228	25		57	5,022
FOP	60	30		18	1,586
UST	96	45		43	3,789
TOTALS	2,025			1,759	154,981

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% - 2022			238,432	1968	1968	0	0	35.00	65.00	
Heated Area: 1641 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		154,981	
TOTAL MARKET OB/XF VALUE		10,125	
TOTAL LAND VALUE - MARKET		36,280	
TOTAL MARKET VALUE		201,386	
SOH/AGL Deduction		38,471	
ASSESSED VALUE		162,915	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		111,504	
TOTAL JUST VALUE		201,386	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,705	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/194	12/01/2021	WD	Q	I	01	202,000
GRANTOR: CHILDRESS CHARLES G						
GRANTEE: STANZIANI BRITTANY						
1285/0328	11/13/2014	PR	Q	I	01	93,500
GRANTOR: LINDA L GARTIN & MARY						
GRANTEE: CHARLES G CHILDRESS						

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	0294	SHED WOOD/	0 100	15	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	75	1993	1993	3	75	1,350	
3	0296	SHED METAL	0 100	10	14	140.00	UT	5.00	5.00	75	1993	1993	3	75	525	
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0 100	15	20	300.00	UT	5.00	5.00	50	1993	1993	3	50	750	
TOTALS													10,125			

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	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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	0000	C	VAC RES	100		00	0.00	0.00	0.74	AC		1.00	1.00	1.00	22,000.00	22,000.00	16,280							