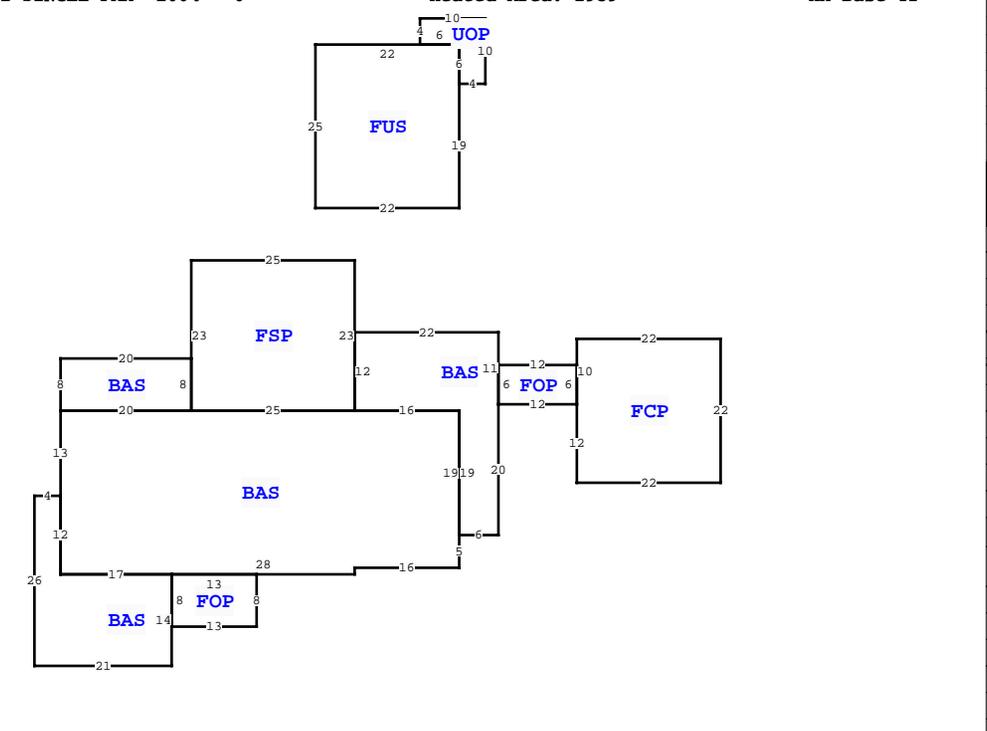




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	21 STONE 80
Exterior Wall	10 ABOVE AVG. 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,356	130.9019	149.23	500,816	1983	1983	0	0	0	35.00	65.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		325,530	
TOTAL MARKET OB/XF VALUE		23,880	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		369,410	
SOH/AGL Deduction		137,237	
ASSESSED VALUE		232,173	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		180,762	
TOTAL JUST VALUE		369,410	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,695	



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY		01	12516.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	160	100		160	15,520		
BAS	342	100		342	33,174		
BAS	378	100		378	36,666		
BAS	1,509	100		1,509	146,372		
FCP	484	25		121	11,737		
FOP	72	30		22	2,134		
FOP	104	30		31	3,007		
FSP	575	40		230	22,310		
FUS	550	100		550	53,350		
UOP	64	20		13	1,261		
TOTALS	4,238			3,356	325,530		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052931	Roof Replacement	26,767	04/24/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0431	2/27/1989	WD	Q	I		48,600

GRANTOR: BUNN KEVIN
GRANTEE: SIMQUE DAVID &

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	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1987	1987	3	40	14,336	
2	0166	CONC, PAVMT	0	100	4	70	UT	2.00	2.00	100	2004	2004	3	100	560	
3	0166	CONC, PAVMT	0	100	18	130	UT	2.00	2.00	100	2004	2004	3	100	4,680	
4	0166	CONC, PAVMT	0	100	18	21	UT	2.00	2.00	100	2004	2004	3	100	756	
5	0169	FENCE/WOOD	0	100	0	0	UT	7.50	7.50	100	2004	2004	3	100	3,548	

TOTAL OB/XF													23,880				
													BLD DATE		LGL DATE		
													XF DATE		LAND DATE	04/16/2026	MLU
													INC DATE		AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= E6 N20 FOP= E12 FCP= S12 E22 N22 W22 S10\$ N6 W12 S6\$ N11 W22 S12 E16 S19 \$ BAS= N19 W16 FSP= N23 W25 S23 E25\$ W25 BAS= N8 W20 S8 E20\$ W20 S13 BAS= W4 S26 E21 N14 W17 N12\$ S12 E17 FOP= S8 E13 N8 W13\$ E28 N1 E16 N5\$ PTR= N50 FUS= N19 UOP= E4 N10 W10 S4 E6 S6\$ N6 W22 S25 E22\$ S50\$.												

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	DPTH 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	125.00	348.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000								