

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	144	100	
BAS	575	100	
BAS	691	100	
FOP	100	30	
FOP	426	30	
FUS	204	100	
FUS	544	100	
UDU	300	55	
UOP	80	20	
TOTALS	3,064		

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%	- 2016								
Heated Area: 2158						HX Base Yr 2016					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			221,521
TOTAL MARKET OB/XF VALUE			7,840
TOTAL LAND VALUE - MARKET			137,520
TOTAL MARKET VALUE			262,257
SOH/AGL Deduction			150,288
ASSESSED VALUE			111,969
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			55,558
TOTAL JUST VALUE			366,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25778	ADDN SFR	412	05/07/2007
14161	SFR	140	06/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0949/0039	2/25/2002	WD	Q	I		40,000
GRANTOR: LENVIL H DICKS						
GRANTEE: RANDALL & MELISSA R						
0800/1109	10/14/1991	WD	Q	V		25,000
GRANTOR: LENVIL H DICKS						
GRANTEE: RANDALL & MELISSA R						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2001
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	0
3	0040	BARN, POLE	0	100	32	40	UT	3.00	3.00	100	2008
4	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2013
5	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2013
6	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2023

TOTAL OB/XF												7,840
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/18/2026	MLU					
						07/28/2022	SPF					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W3 BAS= N12 W12 S12 E12\$ W24 S15 FOP= S10 E10 N10 W10\$ E10 S10 E17 N24 BAS= E17 N16 FOP= N10 W44 S10 E20 N2 E7 S2 E17\$ W17 N2 W7 S2 W20 S15 E27 S1\$ N1\$ PTR= N30 FUS= N12 FUS= E17 N16 W34 S16 E17\$ W17 S12 E17\$ S30 PTR= E40 UOP= N4 UDU= N15 W20 S15 E20\$ W20 S4 E20\$ W40\$.											

LAND DESCRIPTION												TOTAL OB/XF												7,840
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		00	0.00	0.00	5.50	AC		1.00	1.00	0.90	4,000.00	3,600.00	19,800							
2	5500	A	TIMBER 2	0		00	0.00	0.00	32.70	AC		1.00	1.00	0.90	445.00	400.50	13,096							
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	32.70	AC		1.00	1.00	0.90	4,000.00	3,600.00	117,720							