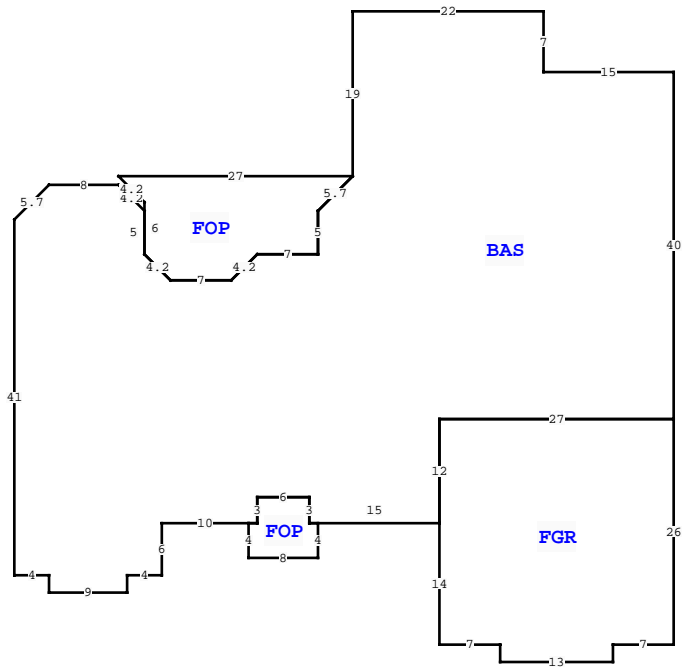


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	13315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,171	100	
FGR	728	55	
FOP	50	30	
FOP	223	30	
TOTALS	4,172		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,653	118.6552	132.89	485,447	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2023 Heated Area: 3171 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		383,503		
TOTAL MARKET OB/XF VALUE		49,900		
TOTAL LAND VALUE - MARKET		122,400		
TOTAL MARKET VALUE		555,803		
SOH/AGL Deduction		68,483		
ASSESSED VALUE		487,320		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		435,909		
TOTAL JUST VALUE		555,803		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		545,358		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054338	Roof Replacement	31,700	10/28/2025
000050137	Storage Building	12,366	06/17/2024
000045115	Storage Building	48,000	08/08/2022
20863	SFR	525	07/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1349	9/01/2021	WD	Q	I	01	575,000
GRANTOR: DELGADO SHANNON L TRU						
GRANTEE: SMITH JAMES D						
1372/2142	10/18/2018	QC	U	I	11	100
GRANTOR: JOHN W DELGADO						
GRANTEE: SHANNON L DELGADO T						

EXTRA FEATURES		539 NW RIDGE GLN, WELLBORN	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100 0 0
2	0260	PAVEMENT-A	0 100 0 0
3	0261	PRCH, UOP	0 100 0 0
4	0166	CONC, PAVMT	0 100 0 0
5	0030	BARN, MT	0 100 0 0
6	0030	BARN, MT	0 100 22 30

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	0180	FPLC 1STRY	0 100 0 0			1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0260	PAVEMENT-A	0 100 0 0			4,000.00	UT	1.30	1.30	100	2016	2016	3	100	5,200	
3	0261	PRCH, UOP	0 100 0 0			1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0166	CONC, PAVMT	0 100 0 0			1,800.00	UT	2.00	2.00	100	2016	2016	3	100	3,600	
5	0030	BARN, MT	0 100 0 0			1.00	UT	28,000.00	28,000.00	100	2023	2022		100	28,000	
6	0030	BARN, MT	0 100 22 30			660.00	UT	15.00	15.00	100	2025	2024		100	9,900	
TOTAL OB/XF 49,900																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/04/2026	MLU

BUILDING NOTES	
BAS= W15 N7 W22 S19 FOP= W27 D3 R3 S6 D3 R3 E7 R3 U3 E7 N5 R4 U4 \$ D4 L4 S5 W7 D3 L3 W7 L3 U3 N5 L3 U3 W8 D4 L4 S41 E4 S2 E9 N2 E4 N6 E10 FOP= S4 E8 N4 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E15 FGR= S14 E7 S2 E13 N2 E7 N26 W27 S12\$ N12 E27 N40 \$.	

LAND DESCRIPTION		TOTAL OB/XF 49,900																						
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			0.00	0.00	5.30	AC		1.00	1.00	1.00	8,000.00	8,000.00	42,400							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							