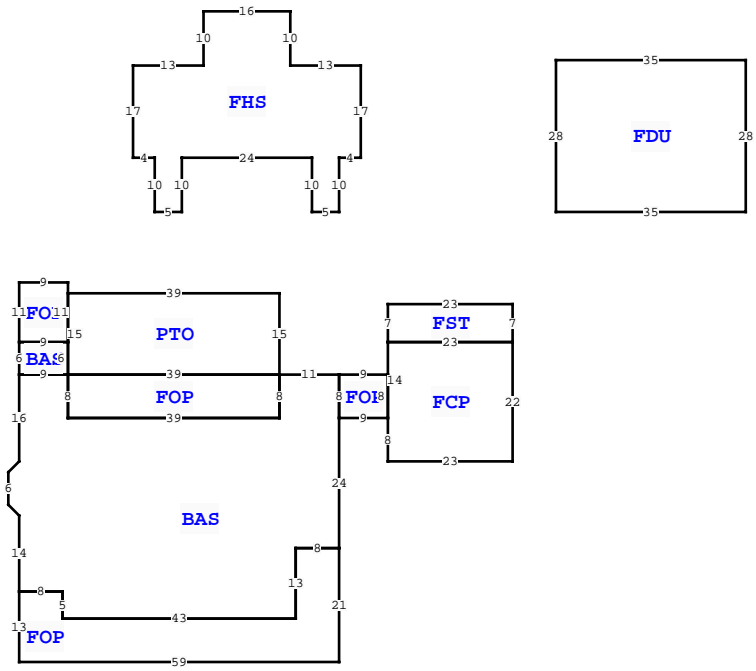


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		4 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	13417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	54	100	
BAS	2,215	100	
FCP	506	25	
FDU	980	60	
FHS	974	60	
FOP	72	30	
FOP	99	30	
FOP	312	30	
FOP	616	30	
FST	161	55	
TOTALS	6,574		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,016	100.3684	112.41	451,439	1998	1998	0	5	0 33.75	61.25
2 SINGLE FAM 100% - 2021 Heated Area: 3243 HX Base Yr 2021											



** This building has 11 Sub-Areas

BLD DATE	11/23/1998	CM	LGL DATE	
XF DATE			LAND DATE	04/14/2025
INC DATE			AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100
3	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100
4	0166	CONC, PAVMT	0	100	0	0	488.00	UT	1.50	1.50	100
5	0166	CONC, PAVMT	0	100	4	15	60.00	UT	1.50	1.50	100
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
7	0260	PAVEMENT-A	0	100	0	0	8,250.00	UT	0.60	0.60	100
8	0166	CONC, PAVMT	0	100	9	11	99.00	UT	1.50	1.50	100
9	0166	CONC, PAVMT	0	100	20	40	800.00	UT	1.50	1.50	100
10	0166	CONC, PAVMT	0	100	0	0	1,698.00	UT	1.50	1.50	100

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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	6200	A	PASTURE 3	100					121.35	AC	1.00
3	5600	A	TIMBER 3	100					10.00	AC	1.00
4	9910	M	MKT. VAL. AG	100					131.35	AC	1.00
TOTAL OB/XF 17,156											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 3	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		311,646	
TOTAL MARKET OB/XF VALUE		39,690	
TOTAL LAND VALUE - MARKET		529,400	
TOTAL MARKET VALUE		392,124	
SOH/AGL Deduction		1,075	
ASSESSED VALUE		391,049	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		339,638	
TOTAL JUST VALUE		880,736	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		881,021	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053756	Generator		08/01/2025
000042042	Roof Replacement	30,800	05/28/2021
18150	POOL	170	04/11/2001
15239	GARAGE	30	03/19/1999
13954	SFR	340	05/01/1998
12057	COMMERCIAL	105	01/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/2331	3/26/2020	WD	U	I	38	650,000
GRANTOR: RANDALL WADE WHEELER						
GRANTEE: JOHN W EVACHEK SR						
1291/0142	3/13/2015	WD	Q	I	01	975,000
GRANTOR: ROSSI DRIVE LLC						
GRANTEE: RANDALL WADE WHEELER						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W11 S8 W39 N8 W9 S16 D2L2 S6 D2R2 S14 E8 S5 E43 N13 E8 N24 N8 \$											
FDU=[ORIG=40,-30] E35 N28 W35 S28 \$											
FHS=[ORIG=0,-30] N10 E4 N17 W13 N10 W16 S10 W13 S17 E4 S10 E5 N10 E24 S10 E5 \$											
FOP=[ORIG=-59,40] S13 E59 N21 W8 S13 W43 N5 W8 \$											
PTO=[ORIG=-11,0] N15 W39 S15 E39 \$											
FCP=[ORIG=9,8] S8 E23 N22 W23 S14 \$											
FOP=[ORIG=-11,0] W39 S8 E39 N8 \$											
FST=[ORIG=32,-6] N7 W23 S7 E23 \$											
FOP=[ORIG=-50,-6] N11 W9 S11 E9 \$											
FOP=[ORIG=0,8] E9 N8 W9 S8 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	6200	A	PASTURE 3	100					121.35	AC	1.00
3	5600	A	TIMBER 3	100					10.00	AC	1.00
4	9910	M	MKT. VAL. AG	100					131.35	AC	1.00

