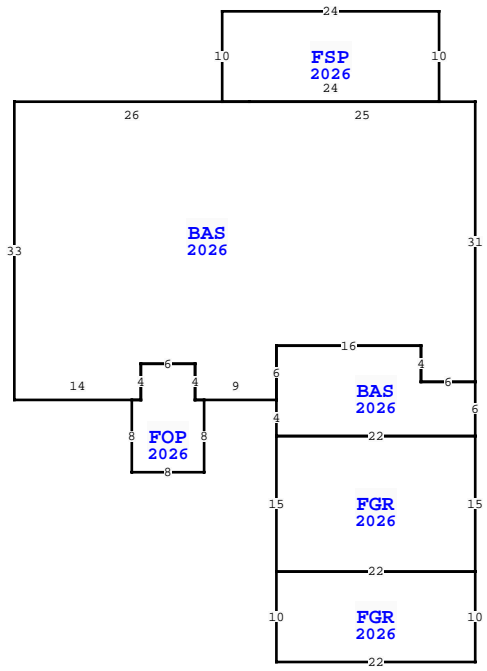


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.100	
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	03
NEIGHBORHOOD/LOC	14216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	196	100	2026
BAS	1,551	100	2026
FGR	220	55	2026
FGR	330	55	2026
FOP	88	30	2026
FSP	240	40	2026
TOTALS	2,625		

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%	- 2026								
Heated Area: 1747						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		206,346	
TOTAL MARKET OB/XF VALUE		13,500	
TOTAL LAND VALUE - MARKET		70,524	
TOTAL MARKET VALUE		290,370	
SOH/AGL Deduction		126,369	
ASSESSED VALUE		164,001	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		112,590	
TOTAL JUST VALUE		290,370	
NCON VALUE		212,946	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1359	10/15/2025	WD	Q	I	04	380,000
GRANTOR: 2911 PROPERTIES, LLC						
GRANTEE: THOBER NILSON						
1538/1828	4/24/2025	WD	Q	I	01	475,000
GRANTOR: PRESTON AMANDA KRISTI						
GRANTEE: 2911 PROPERTIES, LL						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100	2026	196	18,620
BAS	1,551	100	2026	1,551	147,349
FGR	220	55	2026	121	11,495
FGR	330	55	2026	182	17,290
FOP	88	30	2026	26	2,470
FSP	240	40	2026	96	9,120
TOTALS	2,625			2,172	206,346

190 NW BISON CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

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	0030	BARN,MT	0	100	0	0	1.00	UT	6,600.00	100	2026	2025		100	6,600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2026	2025		100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2026	2025		95	5,700	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=34,16] W25 W26 S33 E14 N4 E6 S4 E9 N6 E16 S4 E6 N31 \$											
FGR=[YR=2026;ORIG=12,53] E22 S15 W22 N15 \$											
FSP=[YR=2026;ORIG=6,6] E24 S10 W24 N10 \$											
FGR=[YR=2026;ORIG=12,68] E22 S10 W22 N10 \$											
BAS=[YR=2026;ORIG=28,43] W16 S6 S4 E22 N6 W6 N4 \$											
FOP=[YR=2026;ORIG=3,49] N4 W6 S4 W1 S8 E8 N8 W1 \$											

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					6.53	AC		1.00	1.00	1.20	9,000.00	10,800.00	70,524							