

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 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,016	100	
UGR	684	45	
TOTALS	2,700		
TOTALS		2,324	173,498

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%	- 2014									
				Heated Area: 2016				HX Base Yr 2014				

19 56

36 UGR 36 BAS 36

19 56

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		173,498	
TOTAL MARKET OB/XF VALUE		12,500	
TOTAL LAND VALUE - MARKET		174,300	
TOTAL MARKET VALUE		203,479	
SOH/AGL Deduction		60,631	
ASSESSED VALUE		142,848	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		91,437	
TOTAL JUST VALUE		360,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,190	
XFOB:3:1: OLD MH USED FOR STORAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30749	SFR	262	01/29/2013
30653	REMODEL	195	12/12/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/1478	10/16/2014	WD	U	I	30	0
GRANTOR: HERBERT & LAWANDA THO						
GRANTEE: HERBERT & LAWANDA T						
1267/0343	12/19/2013	LE	U	I	30	0
GRANTOR: HERBERT & LAWANDA THO						
GRANTEE: SHANDA R HOFFMAN						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	0	24	150	3,600.00	UT	2.50	2.50	50	1993
2	0130	CLFENCE	5	0	100	0	1.00	UT	0.00	0.00	100	0
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
TOTAL OB/XF 12,500												

BUILDING NOTES			
BLD DATE			
LGL DATE			
XF DATE		04/11/2025 MLU	
INC DATE		09/12/2022 SPF	

BUILDING DIMENSIONS			
BAS= W56 UGR= W19 S36 E19 N36\$ S36 E56 N36\$.			

LAND DESCRIPTION													TOTAL OB/XF 12,500												
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	29.80	AC		1.00	1.00	1.00	445.00	445.00	13,261								
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	40.00	40.00	720								
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	48.80	AC		1.00	1.00	1.00	3,500.00	3,500.00	170,800								