

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	1	100
Bathrooms	1	1	100
Frame	05	STEEL	100
Stories	1.1	1.100	
Architectual Units	05	CONV	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		

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		199,200	
TOTAL MARKET VALUE		203,979	
SOH/AGL Deduction		61,131	
ASSESSED VALUE		142,848	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		91,437	
TOTAL JUST VALUE		385,198	
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
1	0040	BARN, POLE	0	0	24	150	3,600.00	UT	2.50	2.50	50
2	0130	CLFENCE	5	0	100	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100

TOTAL OB/XF											
12,500											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/18/2026	MLU				
						09/12/2022	SPF				

BUILDING NOTES											

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

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	29.80	AC	1.00
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	18.00	AC	1.00
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	48.80	AC	1.00