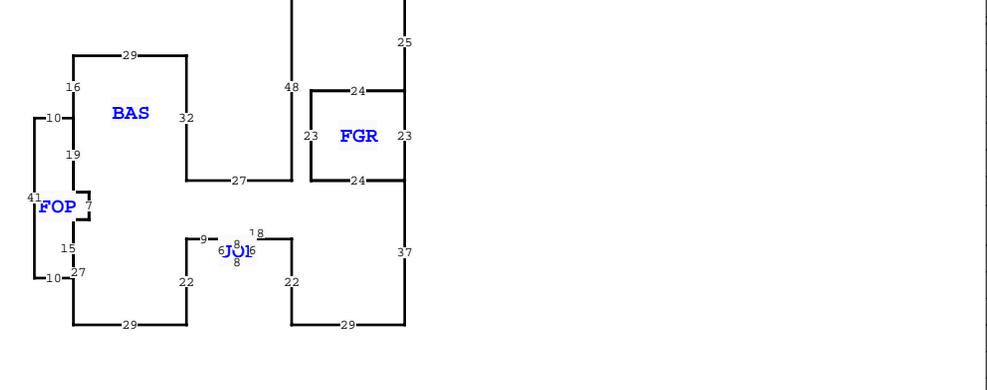


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	5,162	111.5500	127.17	656,452	1986	2000	0	0	25.00	75.00		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		492,339	
TOTAL MARKET OB/XF VALUE		12,463	
TOTAL LAND VALUE - MARKET		110,250	
TOTAL MARKET VALUE		615,052	
SOH/AGL Deduction		0	
ASSESSED VALUE		615,052	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		615,052	
TOTAL JUST VALUE		615,052	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		518,367	

Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC		14417.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,291	100		4,291	409,265
FGR	552	55		304	28,995
FOP	438	30		131	12,494
UDG	775	55		426	40,631
UOP	48	20		10	954
TOTALS	6,104			5,162	492,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/2551	11/14/2025	WD	Q	I	01	805,000
GRANTOR: DICKS BRADLEY N						
GRANTEE: SERENDIPITY GUESTHO						
1194/1833	5/05/2010	WD	U	I	16	250,000
GRANTOR: LENVIL DICKS						
GRANTEE: BRADLEY N & BETSY S						

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	9,712.50	9,712.50	100	0	0	3	100	9,713	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,950	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

TOTAL OB/XF														12,463										
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	0		A-1	0.00	0.00	12.25	AC		1.00	1.00	1.00	9,000.00	9,000.00	110,250							

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/07/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 S48 W27 N32 W29 S16 FOP= W10 S41 E10 N15 E4 N7 W4N19\$ S19 E4 S7 W4 S27 E29 N22 E9 UOP= S6 E8 N6 W8\$ E18 S22 E29 N37 FGR= N23 W24 S23 E24\$W24 N23 E24 N25\$ PTR=N50 UDG= N31 W25 S31 E25\$ S50\$.	