

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	06	VINYL ASB	100
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
Architectual	05	CONV	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	02
NEIGHBORHOOD/LOC	14417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,966	100	
FCP	546	25	
FOP	290	30	
FOP	304	30	
FST	294	55	
TOTALS	3,400		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,442	115.3350	131.48	321,074	1976	1976	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1966 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			208,698
TOTAL MARKET OB/XF VALUE			27,186
TOTAL LAND VALUE - MARKET			26,560
TOTAL MARKET VALUE			262,444
SOH/AGL Deduction			122,356
ASSESSED VALUE			140,088
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE			83,677
TOTAL JUST VALUE			262,444
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15475	POOL	100	05/05/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/217	4/13/2023	LE U		I	14	100

GRANTOR: DUNCAN DIANE E  
GRANTEE: DUNCAN DIANE E (ENH  
1410/1881 4/28/2020 LE U I 14 100  
GRANTOR: DIANE E DUNCAN (ENH L  
GRANTEE: BURTON H DUNCAN & J

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BAS= W21 S40 E27 FOP= E58 N5W58 S5\$ N5 E37 FST= E21 N14 W21 S14\$ N14 FCP= E21 N21 W26S21 E5\$ W5 N13 FOP= N8 W38 S8E38\$ W38 N8\$.	

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	0060	CARPOT F	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	1999	1999	3	40	14,336	
3	0282	POOL ENCL	0	100	30	45	UT	15.00	15.00	100	1999	1999	3	40	8,100	
4	0060	CARPOT F	0	100	18	20	UT	5.00	5.00	75	2005	2005	3	75	1,350	
5	0210	GARAGE U	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,200	
6	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF															27,186							
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	1.66	AC		1.00	1.00	1.00	16,000.00	16,000.00	26,560							