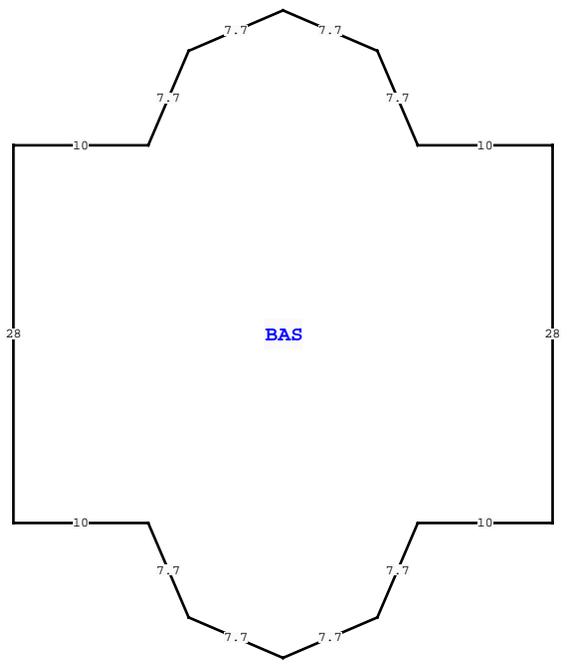


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,400	100	
TOTALS	1,400		1,400
EXTRA FEATURES		SUBAREA MARKET VALUE	
		168,229	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,400	141.1696	158.11	221,354	2009	2009	0	0	24.00	76.00		
2 SINGLE FAM 100% - 2022 Heated Area: 1400 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			168,229	
TOTAL MARKET OB/XF VALUE			1,800	
TOTAL LAND VALUE - MARKET			42,585	
TOTAL MARKET VALUE			212,614	
SOH/AGL Deduction			17,663	
ASSESSED VALUE			194,951	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			143,540	
TOTAL JUST VALUE			212,614	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			215,934	
SALE:1:1: 5.01 AC				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23263	SFR	419	06/13/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/2385	5/14/2021	WD	Q	I	01	224,900
GRANTOR: HAAKE ARNOLD						
GRANTEE: CARLUCCI NICHOLAS D						
0941/1809	12/07/2001	WD	Q	I		34,000
GRANTOR: FLIPPIN						
GRANTEE: ARNOLD & JACQUELYN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/03/2023	MLU

BUILDING NOTES	
BAS= W10 L3 U7 L7 U3 D3 L7 D7 L3 W10 S28 E10 R3 D7 R7 D3 U3 R7 U7 R3 E10 N28\$.	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
TOTALS																	

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	8,500.00	8,500.00	42,585							