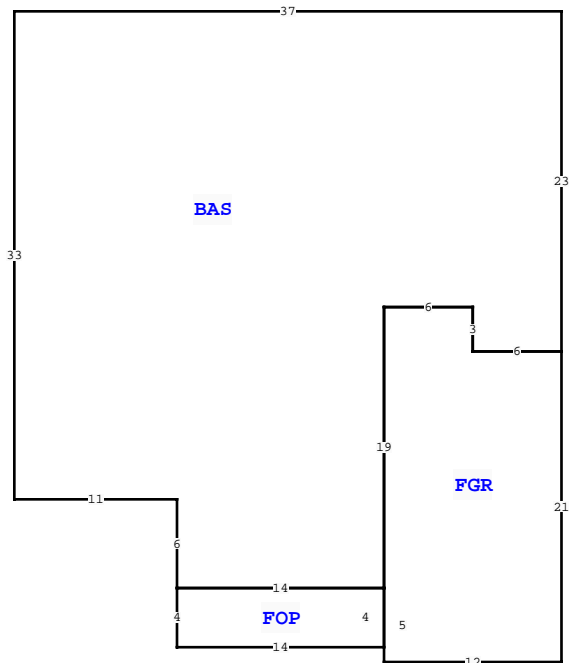


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
08	IRREGULAR 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 80				
08	SHT VINYL 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Frame 02 WOOD FRAME 100				
1.1	1.100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP NUM MKT AREA		02		
	NEIGHBORHOOD/LOC	14417.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,167	100		1,167	129,883
FGR	270	55		148	16,472
FOP	56	30		17	1,892
TOTALS	1,493			1,332	148,246

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,332	122.3040	136.98	182,457	2004	2010	0	0	18.75	81.25
2 SINGLE FAM 100% - 2026 Heated Area: 1167 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		148,246	
TOTAL MARKET OB/XF VALUE		1,968	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		172,214	
SOH/AGL Deduction		26,796	
ASSESSED VALUE		145,418	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		94,007	
TOTAL JUST VALUE		172,214	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		143,851	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054515	Roof Replacement	6,900	11/18/2025
21564	SFR	384	03/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/151	12/08/2025	WD	Q	I	01	235,000
GRANTOR: TAYLOR JARRED JACOB						
GRANTEE: VAN HOFWEGEN MADISO						
1452/1629	10/29/2021	WD	Q	I	01	138,500
GRANTOR: KELLUM AMAYA J						
GRANTEE: TAYLOR JARRED JACOB						

EXTRA FEATURES																
L	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	100	0	0			734.00	UT	2.00				1,468	
2	0262	PRCH, FOP	0	100	0	0			1.00	UT	500.00				500	
TOTALS																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING DIMENSIONS	
BAS= W37 S33 E11 S6 FOP= S4 E14 N4 W14\$ E14 FGR= S5 E12 N21 W6 N3 W6 S19\$ N19 E6 S3 E6 N23\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							