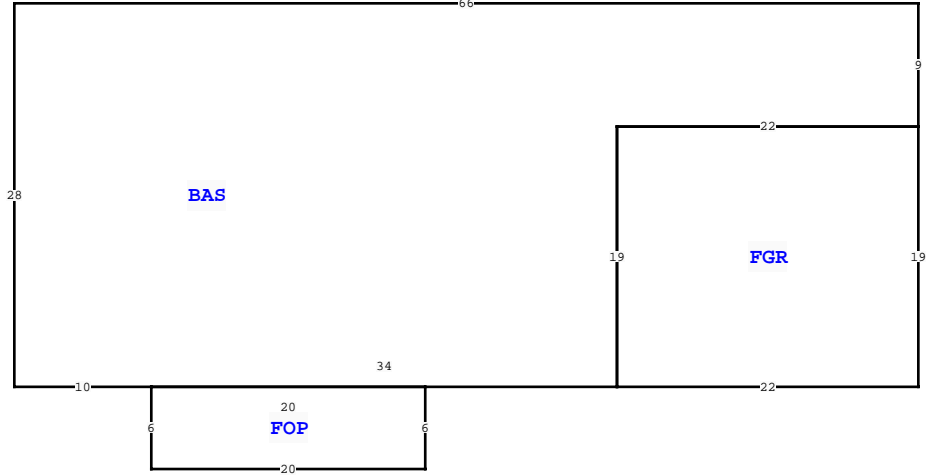


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.1	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	14417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	145,946
FGR	418	55		230	23,474
FOP	120	30		36	3,674
TOTALS	1,968			1,696	173,094

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,696	112.5040	126.00	213,696	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2023 Heated Area: 1430 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			173,094
TOTAL MARKET OB/XF VALUE			4,796
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			199,890
SOH/AGL Deduction			75,588
ASSESSED VALUE			124,302
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			67,891
TOTAL JUST VALUE			199,890
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24519	SFR	480	05/15/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/2752	4/13/2022	WD Q	Q	I	01	224,900
GRANTOR: FORD KESWICK F						
GRANTEE: TUCKER PATRICIA TRU						
1136/2083	11/16/2007	WD Q	Q	I		145,500
GRANTOR: WIREGRASS HOMEBUILDER						
GRANTEE: KESWICK F FORD						

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	100	0	0	1,332.00	UT	3.00	3.00	100	2006	2006	3	100	3,996	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

TOTAL OB/XF										4,796							
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/08/2026			MLU											

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W66 S28 E10 FOP= S6 E20 N6 W20\$ E34 FGR= E22 N19 W22 S19\$ N19 E22 N9\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,796					
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000								