

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	
TOTALS	1,140		1,140 151,631

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	SINGLE FAM	100%	- 2024																				
Heated Area: 1140						HX Base Yr 2024																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				151,631		
TOTAL MARKET OB/XF VALUE				42,200		
TOTAL LAND VALUE - MARKET				110,000		
TOTAL MARKET VALUE				303,831		
SOH/AGL Deduction				10,709		
ASSESSED VALUE				293,122		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				241,711		
TOTAL JUST VALUE				303,831		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				290,444		
XFOB:2:1: OLD CONC BLOCK BLDG W/ NO ROOF						
XFOB:1:1: OLD MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
37400	REMODEL	325	11/05/2018			
14164	SFR	230	06/19/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/2473	3/24/2022	WD	Q	I	01	280,000
GRANTOR: TALMADGE JAMES T III						
GRANTEE: DIAZ DE ARCE GABRIE						
1410/1741	4/24/2020	WD	U	V	30	240,000
GRANTOR: TALMADGE INVESTMENTS						
GRANTEE: JAMES T TALMADGE II						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= N30 W38 S30 E38\$.						

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 30 30	900.00	UT	2.00	2.00	100	2019	2019	3	100	1,800	
2	0166	CONC, PAVMT	0	100 0 0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
3	0020	BARN, FR	0	100 42 60	2,520.00	UT	15.00	15.00	100	2003	2003	3	100	37,800	
4	0252	LEAN-TO W/	0	100 10 60	600.00	UT	2.00	2.00	100	2003	2003	3	100	1,200	
5	0169	FENCE/WOOD	0	100 0 0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
TOTALS												42,200			

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	DPHT 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	3.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	38,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	71,500							