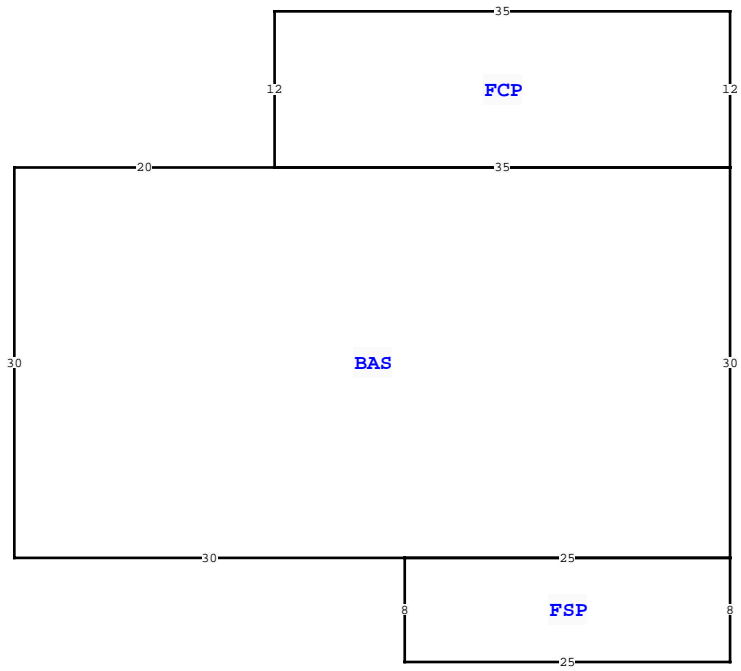


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,650	100	
FCP	420	25	
FSP	200	40	
TOTALS	2,270		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007	132.59	243,303	1979	1979	0	0	35.00	65.00
Heated Area: 1650 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			158,147
TOTAL MARKET OB/XF VALUE			7,933
TOTAL LAND VALUE - MARKET			53,000
TOTAL MARKET VALUE			180,204
SOH/AGL Deduction			71,134
ASSESSED VALUE			109,070
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			52,659
TOTAL JUST VALUE			219,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055043	Roof Replacement	10,500	02/18/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/2264	10/22/2025	LE U	I	I	14	100
GRANTOR: WHITNEY DONNA C						
GRANTEE: WHITNEY DONNA C (EN)						
1040/2456	3/25/2005	WD Q	I			140,000
GRANTOR: WESTBERRY						
GRANTEE: WHITNEY						

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	0210	GARAGE U	0	100	22	18	1.00	UT	0.00	100	0	0	3	100	1,393	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	100	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	540	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	200	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	100			3	100	4,000	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2019	2019	3	100	1,200	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	

TOTAL OB/XF												7,933												
LAND DESCRIPTION																								
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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	281.00	281.00	1,124							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

BUILDING NOTES											
BAS=[ORIG=0,0] W20 S30 E30 E25 N30 W35 \$ FCP=[ORIG=35,0] N12 W35 S12 E35 \$ FSP=[ORIG=10,30] S8 E25 N8 W25 \$											

REVIEW DATE 02/06/2026 BY JB																								
Total Acres: 5.00					Total Land Value: 14,124					Market: 40,000					Agricultural: 1,124					Common: 13,000				