

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	10318.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,792	100	2024
FGR	768	55	2024
FOP	96	30	2024
FOP	192	30	2024
TOTALS	2,848		

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%	- 2024	110.47	254,191	2023	2023	0	0	2.50	97.50
Heated Area: 1792 HX Base Yr 2024											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			247,836
TOTAL MARKET OB/XF VALUE			7,020
TOTAL LAND VALUE - MARKET			15,192
TOTAL MARKET VALUE			270,048
SOH/AGL Deduction			26,720
ASSESSED VALUE			243,328
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			191,917
TOTAL JUST VALUE			270,048
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043912	New Residential C	120,000	03/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/2783	6/05/2023	WD	U	V	11	100

GRANTOR: PAUL GORDON S  
GRANTEE: PAUL GORDON S

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	100	0	0	1.00	UT	50.00	50.00	100
2	0130	CLFENCE	5	0	100	0	430.00	UT	1.50	1.50	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	125.00	125.00	100
5	0297	SHED CONCR	0	100	30	50	1.00	UT	5,000.00	5,000.00	100
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100
7	0040	BARN,POLE	0	100	0	0	1.00	UT	400.00	400.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
TOTAL OB/XF 7,020											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=-2,-20] W56 S32 E56 N32 \$											
FOP=[YR=2024;ORIG=-38,-28] E12 S8 W12 N8 \$											
FOP=[YR=2024;ORIG=-44,12] E24 S8 W24 N8 \$											
FGR=[YR=2024;ORIG=-2,-20] E24 S32 W24 N32 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	0.39	AC	1.00
2	0000	C	VAC RES	100		00	0.00	0.00	1.60	AC	1.00