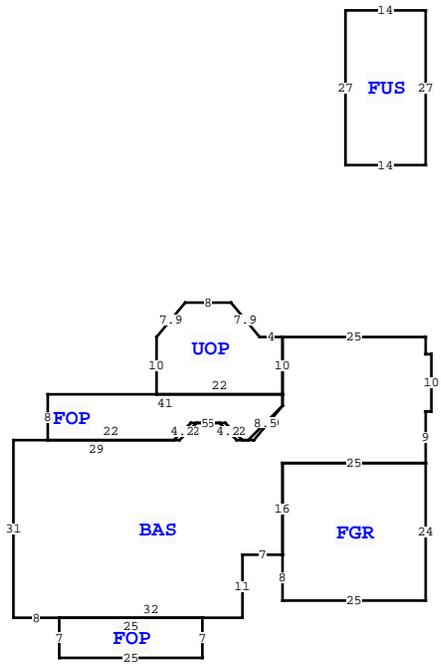




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	15416.020 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,979
FGR	600
FOP	175
FOP	286
FUS	378
UOP	298
TOTALS	3,716

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%	- 2005								
Heated Area: 2357						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			249,427
TOTAL MARKET OB/XF VALUE			15,485
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			299,912
SOH/AGL Deduction			86,517
ASSESSED VALUE			213,395
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			161,984
TOTAL JUST VALUE			299,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049315	Roof Replacement	25,000	02/29/2024
16626	POOL	120	02/22/2000
7725	SFR	57,000	10/26/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/2408	3/19/2004	WD Q	Q	I		197,000
GRANTOR: CHARLES D & MARCIA J						
GRANTEE: LARRY F ROSSIGNOL						
0808/1308	7/24/1995	WD Q	Q	I		138,000
GRANTOR: BLONDINA M STEVENS						
GRANTEE: CHARLES D & MARCIA						

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	UT	1.50	1.50	50	0	0	3	50	2,040	
2	0280	POOL R/CON	0	100	13	31	UT	70.00	70.00	100	2000	2000	3	40	11,284	
3	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	2000	2000	3	100	1,301	
4	0120	CLFENCE	4	0	100	0	UT	2.50	2.50	100	2000	2000	3	100	860	

TOTAL OB/XF												15,485				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			04/14/2026			MLU										

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 UOP= W4 U6 L5 W8 L5 D6 S10 E22 N10\$ S10 FOP= W41 S8 E22 U3 R3 E5 R3 D3 E2 R6 U6 N2\$ S2 D6 L5 W2 U3 L3 W5 L3 D3 W29 S31 E8 FOP= S7E25 N7 W25\$ E32 N11 E7 FGR= S8 E25 N24 W25 S16\$N16 E25 N9E1 N10W1 N3\$ PTR= N30 FUS= N27 W14 S27 E14\$ S30\$.	

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	DPTH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							