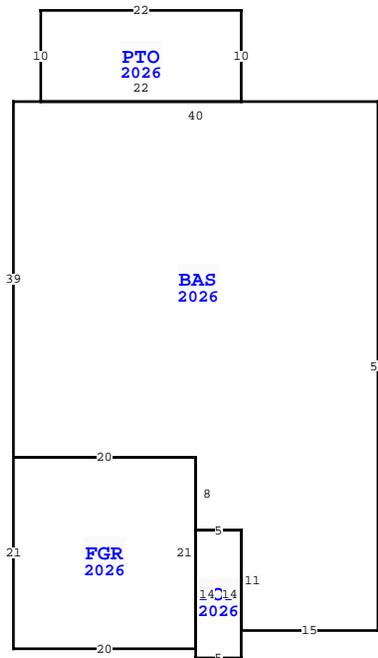


WD 1534-1517,

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	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	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	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	06
NEIGHBORHOOD/LOC	15416.080	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,885	100	2026
FGR	420	55	2026
FOP	70	30	2026
PTO	220	5	2026
TOTALS	2,595		

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%	- 2026		276,362	2025	2025	0	0	0.00	100.00
					Heated Area: 1885						
					HX Base Yr 2026						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 3			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			276,362
TOTAL MARKET OB/XF VALUE			1,890
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			313,252
SOH/AGL Deduction			0
ASSESSED VALUE			313,252
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			256,841
TOTAL JUST VALUE			313,252
NCON VALUE			278,252
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050886	New Residential C	210,000	10/21/2024
000050708	Right-of-Way Acce		08/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1517	2/25/2025	WD	Q	I	01	365,000
GRANTOR: MARONDA HOMES, LLC						
GRANTEE: DRAKE PAUL ANDERS						
1520/1622	8/02/2024	WD	U	V	37	150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES, LLC						

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	630.00	UT	3.00	3.00	100	2026	2025		100	1,890	

TOTAL OB/XF									
1,890									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=70,9] W40 S39 E20 S8 E5 S11 E15 N58 \$									
FGR=[YR=2026;ORIG=30,48] E20 S21 W20 N21 \$									
PTO=[YR=2026;ORIG=33,-1] E22 S10 W22 N10 \$									
POP=[YR=2026;ORIG=50,56] E5 S14 W5 N14 \$									

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					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							