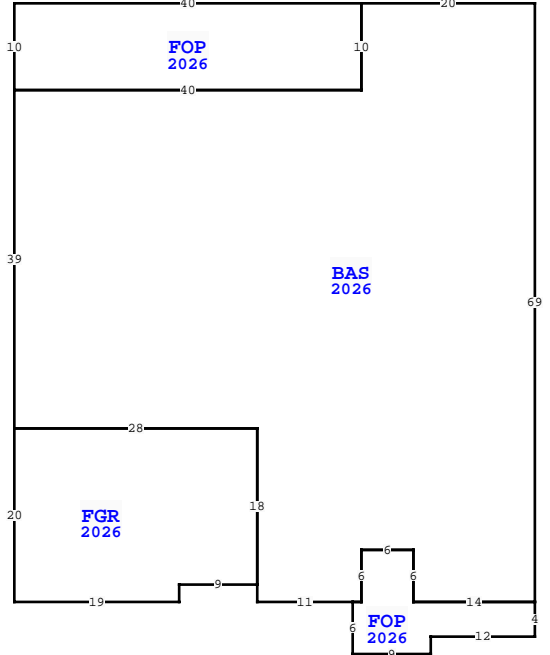


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	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	3,144	100	2026
FGR	542	55	2026
FOP	138	30	2026
FOP	400	30	2026
TOTALS	4,224		

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								
Heated Area: 3144						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 3			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			438,413
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			475,213
SOH/AGL Deduction			77,830
ASSESSED VALUE			397,383
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			345,972
TOTAL JUST VALUE			475,213
NCON VALUE			440,213
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052688	New Residential C	210,000	03/24/2025
000052319	Right-of-Way Acce		02/13/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2646	7/22/2025	WD Q	Q	I	01	569,200

GRANTOR: MARONDA HOMES, LLC						
GRANTEE: GIBSON CARLISA TAWA						
1535/533	3/07/2025	WD U	V	37		150,000
GRANTOR: FOREST LAND DEVELOPME						
GRANTEE: MARONDA HOMES, LLC						

BUILDING NOTES	
BAS=[YR=2026;ORIG=-18,-8] W20 S10 W40 S39 E28 S18 S2 E11 E1 N6 E6 S6 E14 N69 \$	
FGR=[YR=2026;ORIG=-50,41] W28 S20 E19 N2 E9 N18 \$	
FOP=[YR=2026;ORIG=-78,-8] E40 S10 W40 N10 \$	
FOP=[YR=2026;ORIG=-18,61] W14 N6 W6 S6 W1 S6 E9 N2 E12 N4 \$	

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			3.00	100	2026	2025		100	1,800	

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	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							