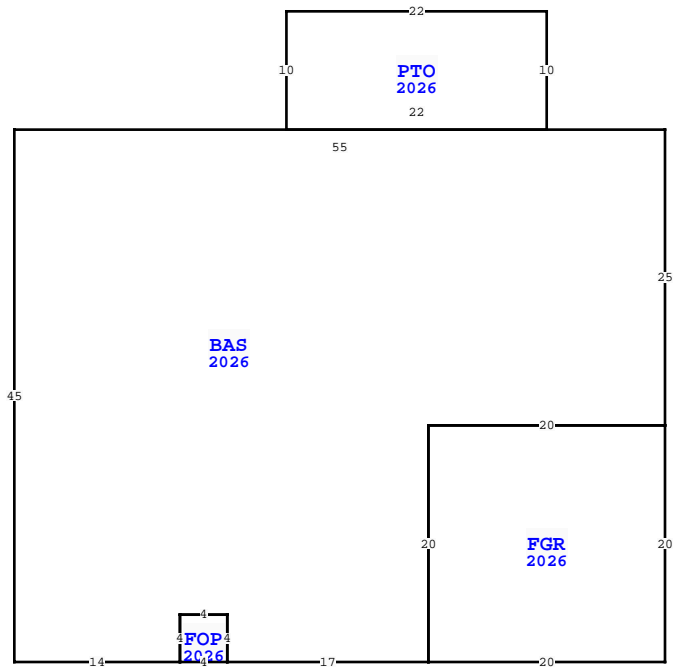




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	2,059	100	2026
FGR	400	55	2026
FOP	16	30	2026
PTO	220	5	2026
TOTALS	2,695		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,295	106.7000	119.50	274,252	2025	2025	0	0	0.00	100.00	
2 SINGLE FAM 0% - 2026 Heated Area: 2059 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			274,252
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			311,052
SOH/AGL Deduction			0
ASSESSED VALUE			311,052
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			311,052
TOTAL JUST VALUE			311,052
NCON VALUE			526,591
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052841	New Residential C	210,000	04/07/2025
000052836	Right-of-Way Acce		04/07/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2231	11/25/2025	WD Q	Q	I	01	320,000
GRANTOR: MARONDA HOMES LLC						
GRANTEE: LIN XIONGSHI						
1535/2658	3/14/2025	WD U	V	V	37	75,000
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	
1	0166	CONC,PAVMT	0	0	0	0		600.00	UT	3.00			

TOTAL OB/XF												
1,800												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC,PAVMT	0	0	0	0		3.00	UT	3.00		

BUILDING NOTES												
BAS=[YR=2026;ORIG=61,11] W55 S45 E14 N4 E4 S4 E17 N20 E20 N25 \$												
FGR=[YR=2026;ORIG=41,36] E20 S20 W20 N20 \$												
FOP=[YR=2026;ORIG=20,52] E4 S4 W4 N4 \$												
PTO=[YR=2026;ORIG=29,1] E22 S10 W22 N10 \$												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=61,11] W55 S45 E14 N4 E4 S4 E17 N20 E20 N25 \$												
FGR=[YR=2026;ORIG=41,36] E20 S20 W20 N20 \$												
FOP=[YR=2026;ORIG=20,52] E4 S4 W4 N4 \$												
PTO=[YR=2026;ORIG=29,1] E22 S10 W22 N10 \$												

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
1	0100	C	SFR	0					1.00	LT		1.00