



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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
BAS	2,059	100
FGR	400	55
FOP	16	30
PTO	220	5
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	108.6400	123.85	284,236	2025	2025	0	0	0.00	100.00	

2 SINGLE FAM 0% - 2026 Heated Area: 2059 HX Base Yr

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		284,236
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		326,036
SOH/AGL Deduction		0
ASSESSED VALUE		326,036
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		326,036
TOTAL JUST VALUE		326,036
NCON VALUE		536,575
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		3.00	100	2026	2025	100

TOTAL OB/XF												
1,800												

BUILDING NOTES												
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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	DPTH FACT	% COND
1	0100	C	SFR	0					1.00	LT	1.00	1.00

TOTAL OB/XF												
1,800												