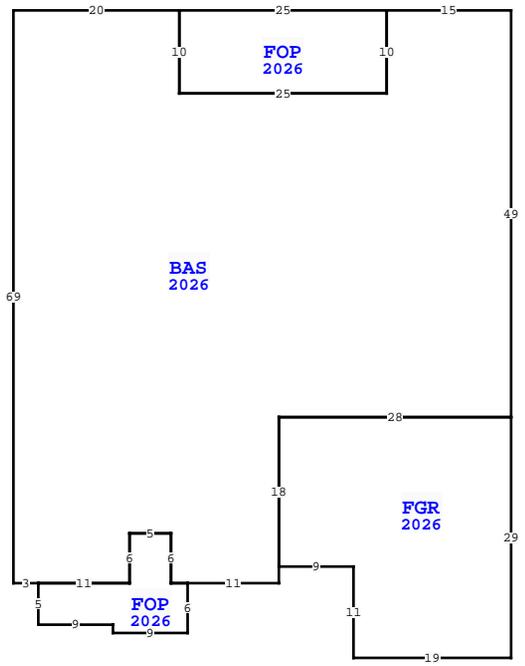


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	3,300	100	2026
FGR	713	55	2026
FOP	129	30	2026
FOP	250	30	2026
TOTALS	4,392		

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: 3300						
					HX Base Yr 2026						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			453,409	
TOTAL MARKET OB/XF VALUE			1,860	
TOTAL LAND VALUE - MARKET			40,000	
TOTAL MARKET VALUE			495,269	
SOH/AGL Deduction			104,356	
ASSESSED VALUE			390,913	
TOTAL EXEMPTION VALUE	HX HB VX 13		390,913	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			495,269	
NCON VALUE			455,269	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			50,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052505	New Residential C	210,000	03/05/2025
000052320	Right-of-Way Acce		02/13/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1707	12/15/2025	WD Q	Q	V	01	510,000
GRANTOR: MARONDA HOMES LLC						
GRANTEE: ISAAC KIMBERLY RUSS						
1532/63	1/21/2025	WD U	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	0			3.00	100	2026	2025		100	1,860	

TOTAL OB/XF										1,860						

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2026;ORIG=10,28] W28 S18 E9 S11 E19 N29 \$									
FOP=[YR=2026;ORIG=-30,-21] E25 S10 W25 N10 \$									
FOP=[YR=2026;ORIG=-31,42] W5 S6 W11 S5 E9 S1 E9 N6 W2 N6 \$									
BAS=[YR=2026;ORIG=10,-21] W15 S10 W25 N10 W20 S69 E3 E11 N6 E5 S6 E2 E11 N2 N18 E28 N49 \$									

LAND DESCRIPTION										TOTAL OB/XF										1,860						
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	40,000.00	40,000.00	40,000									