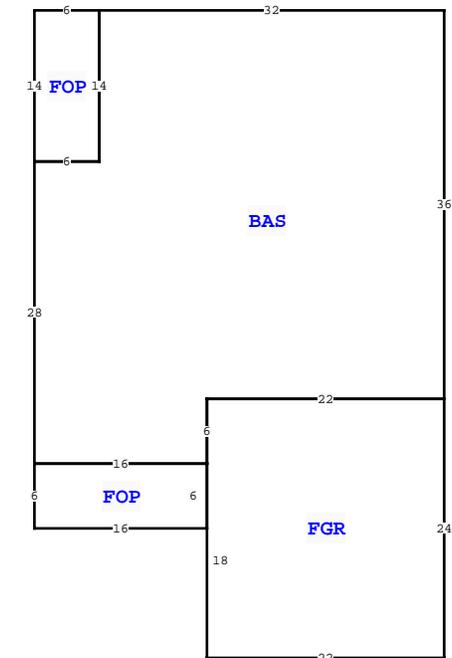




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,724	115.4440	131.61	226,896		2016		0	0	9.00	91.00	



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	15416.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	165,276
FGR	528	55		290	34,732
FOP	84	30		25	2,994
FOP	96	30		29	3,473
TOTALS	2,088			1,724	206,475

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	OB/XF VALUE
1	0166	CONC, PAVMT	1,406
2	0169	FENCE/WOOD	2,000

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
			0	100	0	703.00	UT	2.00	2.00	100	2016	2016	3	100	1,406	
			0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		206,475	
TOTAL MARKET OB/XF VALUE		3,406	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		228,381	
SOH/AGL Deduction		39,203	
ASSESSED VALUE		189,178	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		137,767	
TOTAL JUST VALUE		228,381	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,986	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33923	SFR	610	04/06/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1099	6/29/2020	WD Q	Q	I	01	190,000
GRANTOR: ROBERT & MADELYN THRE						
GRANTEE: HAYDEN WHEELER						
1323/1236	9/15/2016	WD Q	Q	I	01	164,900
GRANTOR: IHB HOLDINGS LLC						
GRANTEE: ROBERT & MADELYN TH						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 FOP= W6 S14 E6 N14\$ S14 W6 S28 FOP= S6 E16 N6 W16\$ E16 FGR= S18 E22 N24 W22 S6\$ N6 E22 N36\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,406																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							