

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	100		
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	15416.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100		1,671	188,622
FGR	575	55		316	35,670
FOP	266	30		80	9,030
FSP	208	40		83	9,369
FUS	336	100		336	37,928
TOTALS	3,056			2,486	280,620

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%	- 2011		350,775	2005	2005	0	0	20.00	80.00
Heated Area: 2007						HX Base Yr 2011					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		280,620	
TOTAL MARKET OB/XF VALUE		6,580	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		322,200	
SOH/AGL Deduction		116,171	
ASSESSED VALUE		206,029	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		154,618	
TOTAL JUST VALUE		322,200	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051044	Roof Replacement	15,750	10/11/2024
000050522	Roof Replacement	5,500	08/09/2024
22070	SFR	512	07/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/0456	12/08/2010	WD	Q	I	01	175,000
GRANTOR: JOSEPH & SANDRA LEPOR						
GRANTEE: JEROME L & BARBARA						
1005/2553	1/26/2004	WD	Q	V		22,900
GRANTOR: CALLAWAY LAND TRUST						
GRANTEE: LEPOR						

EXTRA FEATURES															BLD DATE			LGL DATE			
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	BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000				04/14/2026		MLU
2	0166	CONC,PAVMT	0	100	0	1,678.00	UT	2.00	2.00	100	2005	2005	3	100	3,356						
3	0120	CLFENCE 4	0	100	0	272.00	UT	4.50	4.50	100	2005	2005	3	100	1,224						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 S5 W8 FSP= N16 W13 S16 E13\$ W13 N5 W23 S24 FGR= S25 E23 N25 W23\$ E23 S11 FOP= S10 E30 N10 W8 S2 W17 N2 W5\$ E5 S2 E17 N2 E12 N35\$ PTR= N20 E20 FUS= E12 N28 W12 S28\$ S20 W20\$.	

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 T	DPHT 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	35,000.00	35,000.00	35,000									