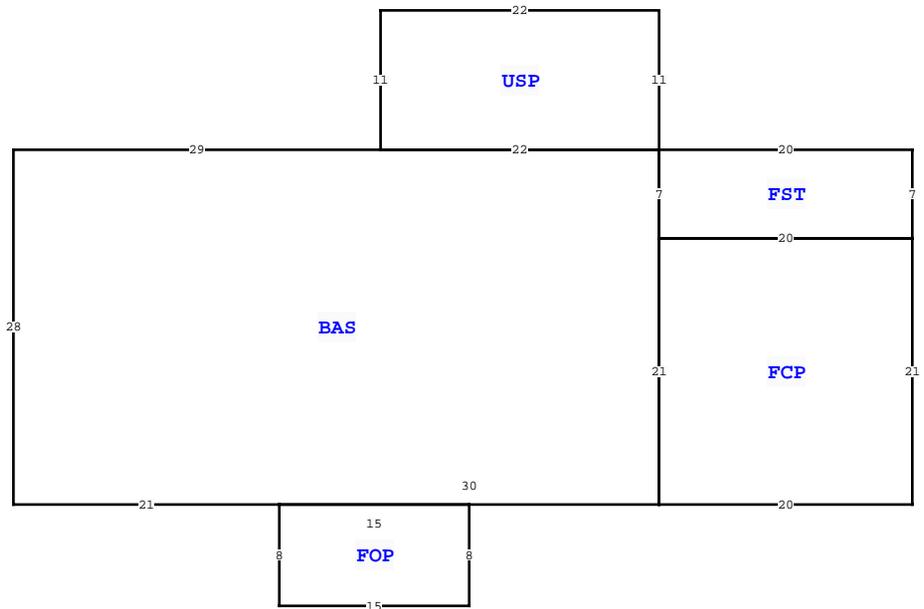




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,428	100	
FCP	420	25	
FOP	120	30	
FST	140	55	
USP	242	35	
TOTALS	2,350		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,731	121.4220	138.42	239,605	1976	1976	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1428 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	155,743			
TOTAL MARKET OB/XF VALUE	3,800			
TOTAL LAND VALUE - MARKET	218,450			
TOTAL MARKET VALUE	198,840			
SOH/AGL Deduction	30,731			
ASSESSED VALUE	168,109			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	116,698			
TOTAL JUST VALUE	377,993			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	375,259			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/2306	12/18/2019	WD	Q	I	01	305,000

GRANTOR: JULIAN PARKER & PRISC
GRANTEE: JOSHUA BENJAMIN NEL

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 S28 E21 FOP= S8 E15N8 W15\$ E30 FCP= E20 N21 W20 S21\$ N21 FST= E20 N7 W20 S7\$ N7 USP= N11 W22 S11 E22\$ W22\$.	

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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
TOTAL OB/XF													3,800				

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	% 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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,000							
2	5500	A	TIMBER 2	100		A-1	0.00	0.00	22.69	AC		1.00	1.00	1.00	445.00	445.00	10,097							
3	6200	A	PASTURE 3	100					15.00	AC		1.00	1.00	1.00	280.00	280.00	4,200							
4	9910	M	MKT. VAL. AG	100					38.69	AC		1.00	1.00	1.00	5,000.00	5,000.00	193,450							