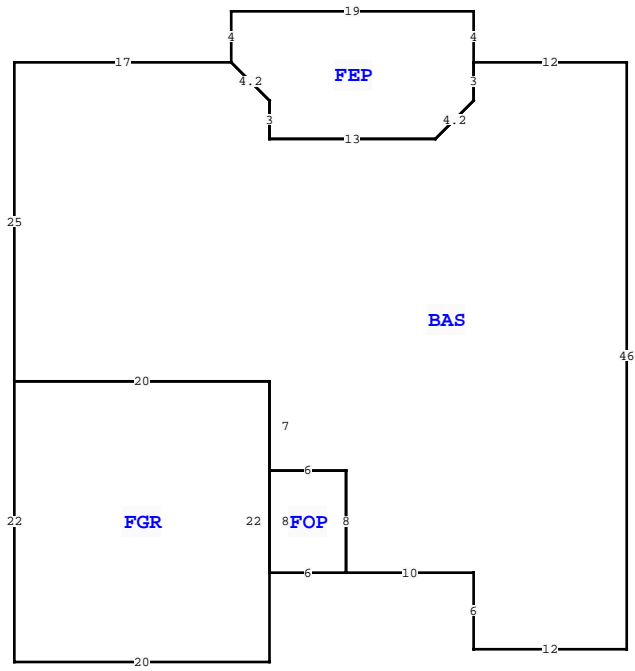


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
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	15417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,548	100	
FEP	172	80	
FGR	440	55	
FOP	48	30	
TOTALS	2,208		
		1,942	197,791

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,942	112.2660	125.74	244,187	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2021 Heated Area: 1548 HX Base Yr 2021													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	197,791			
TOTAL MARKET OB/XF VALUE	2,453			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	222,744			
SOH/AGL Deduction	54,022			
ASSESSED VALUE	168,722			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	117,311			
TOTAL JUST VALUE	222,744			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	221,186			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052131	Roof Replacement	13,000	01/23/2025
23854	SFR	469	11/16/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100

GRANTOR: CORNERSTON DEVELOPMEN
 GRANTEE: FCS TRUST DATED JAN
 1420/0368 9/18/2020 WD Q I 01 177,500
 GRANTOR: JAMES E & JOYCE P JAR
 GRANTEE: CHRISTOPHER & KELSI

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING DIMENSIONS	
BAS= W12 FEP= N4 W19 S4 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S25 FGR= S22 E20 N22 W20\$ E20 S7 FOP= S8 E6 N8 W6\$ E6 S8 E10 S6 E12 N46\$.	

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	UT	2.50	2.50	100	2006	2006	3	100	1,953	
2	0296	SHED METAL	0	100	10	10	UT	5.00	5.00	100	2006	2006	3	100	500	

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	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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							