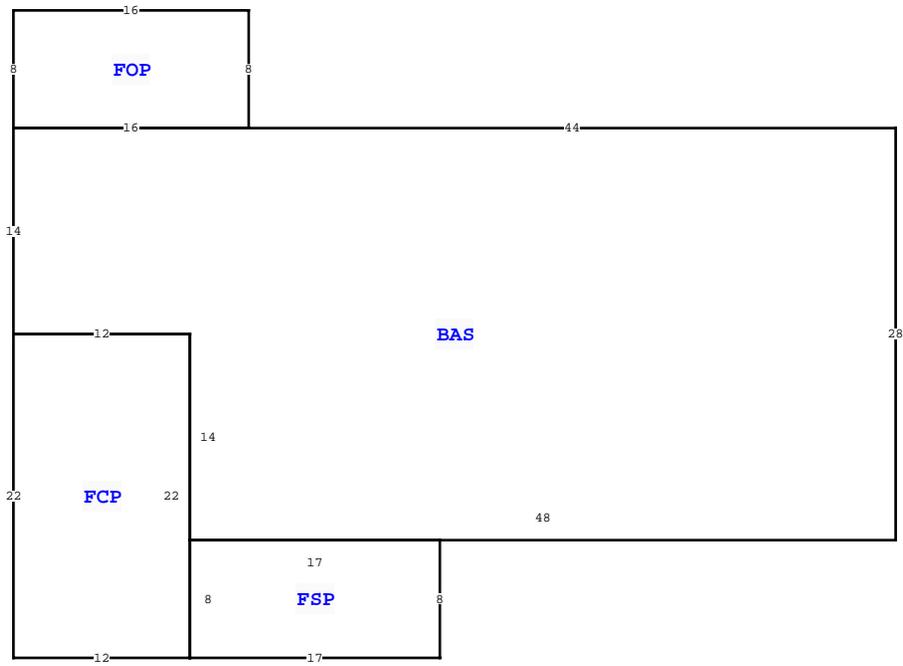




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	12	HARDWOOD	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	02
NEIGHBORHOOD/LOC	15617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
FCP	264	25	
FOP	128	30	
FSP	136	40	
TOTALS	2,040		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025		211,506	1968	1968	0	0	35.00	65.00
Heated Area: 1512 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			137,479
TOTAL MARKET OB/XF VALUE			10,600
TOTAL LAND VALUE - MARKET			210,980
TOTAL MARKET VALUE			163,238
SOH/AGL Deduction			0
ASSESSED VALUE			163,238
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			163,238
TOTAL JUST VALUE			359,059
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,299

OWNERS FILED CONFID STATUS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055065	Electrical Servic		02/20/2026
000055027	Right-of-Way Acce		02/17/2026
18004	M H	125	03/02/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/293	1/23/2024	WD Q	Q	I	01	350,000
GRANTOR: LANGSTON WILLIAM DAVI						
GRANTEE: 4 K CATTLE COMPANY						
1493/1333	6/22/2023	WD U	U	I	11	100
GRANTOR: BOWEN ANGEL CHRISTINE						
GRANTEE: LANGSTON LYNNE OVEL						

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	0021	BARN,FR AE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
4	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	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	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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	29.14	AC		1.00	1.00	1.00	280.00	280.00	8,159							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.14	AC		1.00	1.00	1.00	7,000.00	7,000.00	203,980							