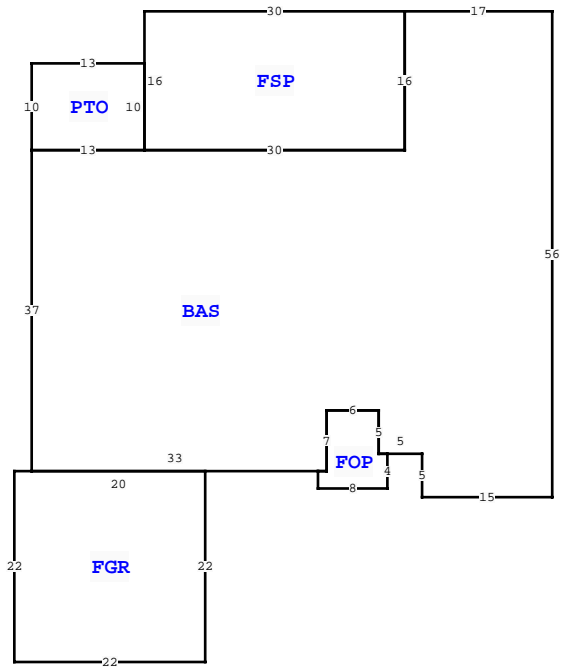


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,485	100	
FGR	484	55	
FOP	60	30	
FSP	480	40	
PTO	130	5	
TOTALS	3,639		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,967	126.2800	141.43	419,623	1997	1997	0	0	35.00	65.00
1 SINGLE FAM 100% - 2026 Heated Area: 2485 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		272,755	
TOTAL MARKET OB/XF VALUE		6,190	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		297,445	
SOH/AGL Deduction		174,689	
ASSESSED VALUE		122,756	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		71,345	
TOTAL JUST VALUE		297,445	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,445	
LAND:1:1: 1.12 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045775	Roof Replacement	17,000	10/25/2022
12609	SFR	325	06/05/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1220	5/30/2025	WD	Q	I	01	395,000
GRANTOR: COTHRAN AMBER LAUREN						
GRANTEE: CAMEROTA KATHRYN AL						
1477/2372	10/03/2022	WD	U	I	30	275,000
GRANTOR: DOWD HARRIS GLENDON						
GRANTEE: COTHRAN AMBER LAURE						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,960.00	UT	1.50	1.50	100	1997	1997	3	100	2,940	
3	0296	SHED METAL	0	100	10	120.00	UT	5.00	5.00	75	1997	1997	3	75	450	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
TOTALS															6,190	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							