

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	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	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	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	16416.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100		1,869	158,246
FGR	638	55		351	29,719
FSP	224	40		90	7,620
UDU	168	55		92	7,790
TOTALS	2,899			2,402	203,375

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% - 0		130.26	312,885	1979	1979	0	0	35.00	65.00

Heated Area: 1869

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		203,375	
TOTAL MARKET OB/XF VALUE		3,750	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		242,125	
SOH/AGL Deduction		107,205	
ASSESSED VALUE		134,920	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		83,509	
TOTAL JUST VALUE		242,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,565	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054720	Storage Building	16,350	12/22/2025
000054591	Right-of-Way Acce		11/26/2025
000049035	Remodel	215,000	01/17/2024
31287	MAINT/ALTR	50	07/26/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0748/1781	7/26/1991	WD	U	I	12	60,000

GRANTOR: JIM BYNUM
GRANTEE: RAY HILL

0592/0546	12/01/1984	WD	Q	I		72,000
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GRANTOR:
GRANTEE:

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	150	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W34 FSP= N14 W16 S14 E16\$ W29 FGR= W22 S29 E22 N29\$ S27 E35 S6 E28 N33\$ PTR= N10 UDU= N14 W12 S14 E12\$ S10\$.

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							