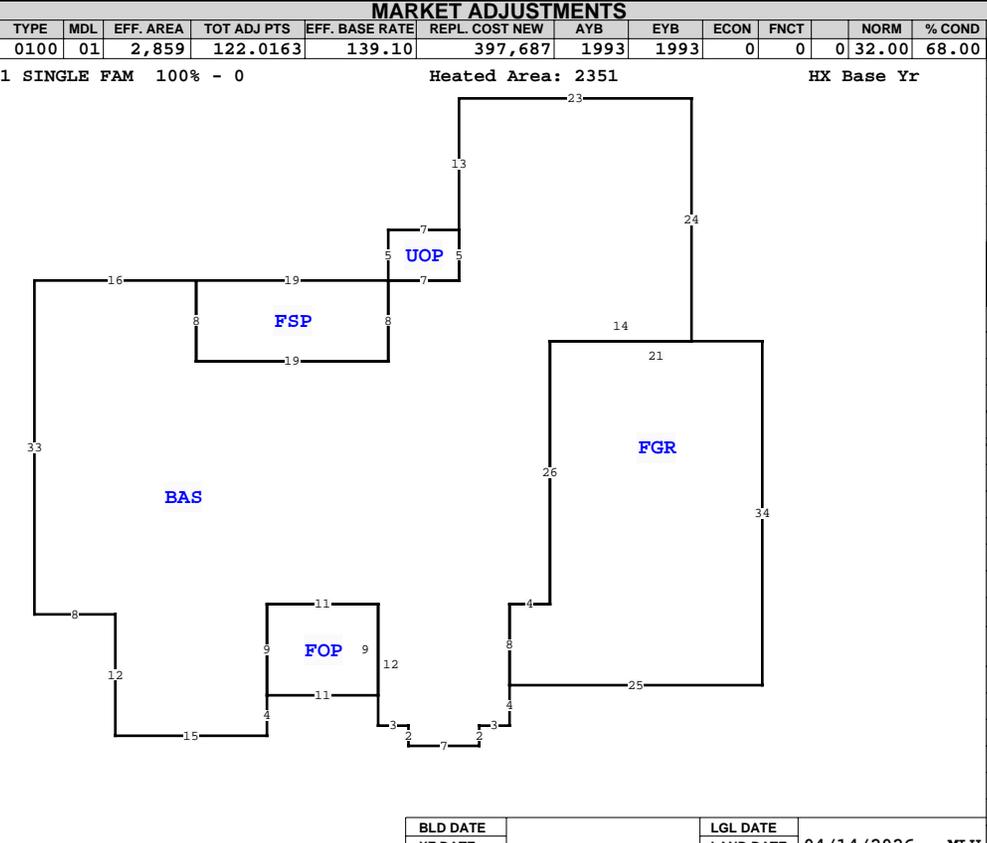


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100 0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	06 06				
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	2,351	100		2,351	222,376
FGR	746	55		410	38,781
FOP	99	30		30	2,838
FSP	152	40		61	5,770
UOP	35	20		7	662
TOTALS	3,383			2,859	270,427



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			270,427
TOTAL MARKET OB/XF VALUE			17,557
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			322,984
SOH/AGL Deduction			104,054
ASSESSED VALUE			218,930
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			167,519
TOTAL JUST VALUE			322,984
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,148

SALE:2:1: LOT 4 FOREST COUNTRY PHASE 1 ADDITION.  
SALE:1:1: LOT 4 FOREST COUNTRY PHASE I

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052218	Roof Replacement	50,000	01/31/2025
000051990	Remodel	167,000	01/14/2025
13466	POOL	100	01/02/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/1516	9/25/2024	LE U	I	14		100

GRANTOR: MCCARTHY JOHN P  
GRANTEE: MCCARTHY JOHN P (EN)  
0775/2198 6/09/1993 WD Q V 13,000  
GRANTOR: LUFFMAN JACK H  
GRANTEE: JOHN P MCCARTHY

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	1998	1998	3	40	14,336	
3	0166	CONC, PAVMT	0	100	0	614.00	UT	1.50	1.50	100	1998	1998	3	100	921	
4	0120	CLFENCE	4	0	100	12	UT	2.50	2.50	100	1998	1998	3	100	300	

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

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W16 S33 E8 S12 E15 N4 FOP= E11 N9 W11 S9\$ N9 E11 S12 E3 S2 E7 N2 E3 N4 FGR= E25 N34 W21 S26 W4 S8\$ N8 E4 N26 E14 N24 W23 S13 UOP= W7 S5 E7 N5\$ S5 W7 FSP= W19 S8 E19 N8\$ S8 W19 N8\$.

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							