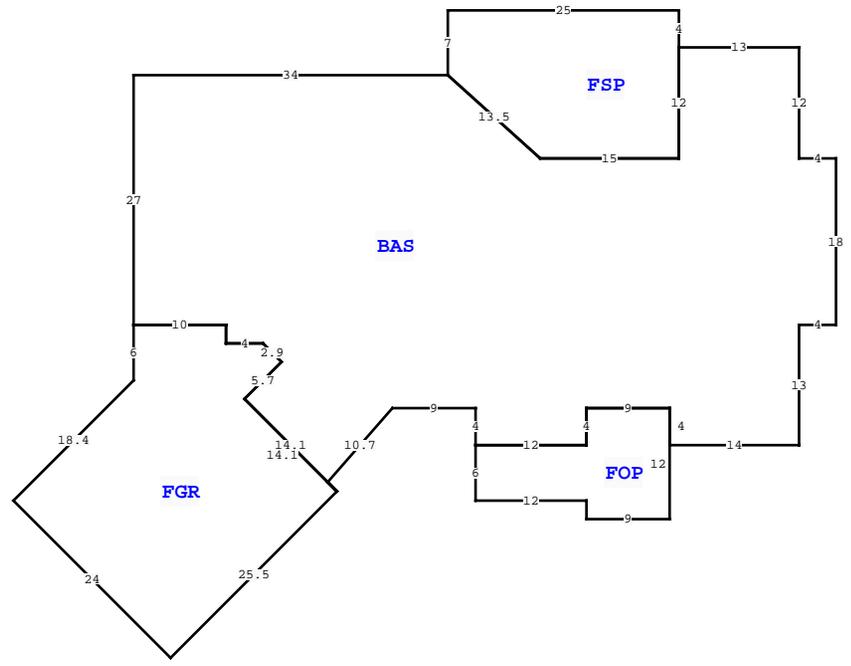


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	90		
Interior Floo	11	CLAY TILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1. 100			
Units		0 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	16717.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,569	100		2,569	334,265
FGR	671	55		369	48,012
FOP	180	30		54	7,027
FSP	355	40		142	18,477
TOTALS	3,775			3,134	407,780

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,134	121.4246	138.42	433,808	2019	2019	0	0	6.00	94.00
1 SINGLE FAM 100% - 2020 Heated Area: 2569 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		407,780	
TOTAL MARKET OB/XF VALUE		63,908	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		556,688	
SOH/AGL Deduction		177,446	
ASSESSED VALUE		379,242	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		327,831	
TOTAL JUST VALUE		556,688	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		539,924	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043429	Swimming Pool and	61,000	12/21/2021
37672	SFR	1,281	01/23/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0154	12/15/2017	WD	Q	V	01	45,000
GRANTOR: RIVER RISE HOMEOWNERS						
GRANTEE: JASON L & JENNIFER						
1302/0940	9/23/2015	CT	U	V	18	100
GRANTOR: J DEANS CONSTRUCTION						
GRANTEE: RIVER RISE HOMEOWNE						

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	568.00	UT	2.25	2.25	100	2019	2019	3	100	1,278	
2	0260	PAVEMENT-A	0	100	13	257	UT	2.50	2.50	100	2019	2019	3	100	8,353	
3	0280	POOL R/CON	0	100	15	30	UT	70.00	70.00	100	2023	2022		95	29,925	
4	0166	CONC, PAVMT	0	100	25	43	UT	3.00	3.00	100	2023	2022		100	1,875	
5	0280	POOL R/CON	0	100	13	26	UT	70.00	70.00	100	2023	2022		95	22,477	
TOTAL OB/XF 63,908																

LAND DESCRIPTION															TOTAL OB/XF 63,908									
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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							