



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	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	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	01		
NEIGHBORHOOD/LOC	17416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100		1,930	214,106
FGR	462	55		254	28,178
FOP	112	30		34	3,772
FSP	310	40		124	13,756
TOTALS	2,814			2,342	259,812

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,342	121.6380	138.67	324,765	2005	2005	0	0	20.00	80.00

1 SINGLE FAM 100% - 2013 Heated Area: 1930 HX Base Yr 2013

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		259,812	
TOTAL MARKET OB/XF VALUE		46,964	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		366,776	
SOH/AGL Deduction		115,058	
ASSESSED VALUE		251,718	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		200,307	
TOTAL JUST VALUE		366,776	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048507	Roof Replacement	15,700	10/26/2023
38885	POOL	0	11/12/2019
23177	SFR	578	05/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1412	10/15/2012	WD	Q	I	01	189,000
GRANTOR: AUREO L & MARILYN L B						
GRANTEE: ROBERT L GEIGER						
0988/1693	7/07/2003	WD	Q	V		44,000
GRANTOR: PETER W GEIBEIG						
GRANTEE: AUREO L & MARILYN L						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	BLD DATE	LGL DATE	
1	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000		04/22/2026	MLU	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000				
3	0296	SHED METAL	0	100	10	20	200.00	UT	7.00	7.00	50	2005	2005	3	50	700				
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	3,000				
5	0166	CONC, PAVMT	0	100	0	0	2,975.00	UT	2.00	2.00	100	2005	2005	3	100	5,950				
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100				
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800				
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800				
9	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2021	2020		91	32,614				
TOTAL OB/XF															46,964					

BUILDING NOTES									
BAS= W25 FSP= W38 S9 E28 R4 U4 E6 N5\$ S5 W6 D4 L4 W28 S35 E14 FOP= E28 N4 W28 S4\$ N4 E28 FGR= S6 E21 N22 W21 S16\$ N16 E21 N24\$.									

BUILDING DIMENSIONS									
BAS= W25 FSP= W38 S9 E28 R4 U4 E6 N5\$ S5 W6 D4 L4 W28 S35 E14 FOP= E28 N4 W28 S4\$ N4 E28 FGR= S6 E21 N22 W21 S16\$ N16 E21 N24\$.									

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							