

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	12	HARDWOOD 30
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 1889 HX Base Yr	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100		1,889	235,471
FGR	531	55		292	36,399
FOP	132	30		40	4,986
FSP	117	40		47	5,859
UEP	294	60		176	21,939

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		17416.00	1.00/
TOTALS	2,963	2,444	304,655

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	849.00	UT	2.00	2.00	100	2004	2004	3	100	1,698	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
4	0031	BARN,MT AE	0	0	22	40	880.00	UT	11.00	11.00	100	2014	2014	3	100	9,680	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			304,655
TOTAL MARKET OB/XF VALUE			13,678
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			378,333
SOH/AGL Deduction			0
ASSESSED VALUE			378,333
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			378,333
TOTAL JUST VALUE			378,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047203	Roof Replacement	18,500	05/10/2023
21555	SFR	585	02/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
1541/2101	6/03/2025	WD Q	Q	I	01	520,000
GRANTOR: FAIRCLOTH BRIAN E						
GRANTEE: RAULERSON JOEY A						
0930/0047	6/27/2001	WD Q	Q	V		41,000
GRANTOR: GIEBEIG						
GRANTEE: BRIAN & CYNTHIA FAI						

BUILDING NOTES													
BAS= W22 UEP= N10 W32 S8 E12 D2 R2 E18\$ W18 L2 U2 W12 S2													
FSP= W13 S9 E13 N9\$ S9 W13 S25 E6 S1 E15 N1 FOP= E33 N4 W33													
S4\$ N4 E33 FGR= S8 E2 S2 E16 N2 E2 N38 W7 S18 W4 S3 W9 S9\$ N9													
E9 N3 E4 N18\$.													

BUILDING DIMENSIONS													
BAS= W22 UEP= N10 W32 S8 E12 D2 R2 E18\$ W18 L2 U2 W12 S2													
FSP= W13 S9 E13 N9\$ S9 W13 S25 E6 S1 E15 N1 FOP= E33 N4 W33													
S4\$ N4 E33 FGR= S8 E2 S2 E16 N2 E2 N38 W7 S18 W4 S3 W9 S9\$ N9													
E9 N3 E4 N18\$.													

TOTAL OB/XF													
13,678													
REVIEW DATE 06/27/2025 BY TP													