



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 693,000 TOTAL MARKET VALUE 54,867 SOH/AGL Deduction 0 ASSESSED VALUE 54,867 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 54,867 TOTAL JUST VALUE 693,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 693,000																	
DOR CODE 5700 TIMBERLAND 60-69																	PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM MKT AREA 03																																		
NEIGHBORHOOD/LOC 18217.00 1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																	BLD DATE		LGL DATE		04/14/2025		MLU											
EXTRA FEATURES																	XF DATE		LAND DATE		07/27/2022		SPF											
																	INC DATE		AG 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																		
																	SALES DATA																	
																	OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE							
																	0924/0934		3/12/2001		WD Q		Q I		01		667,528							
																	GRANTOR: CHARLES OZAKI																	
																	GRANTEE: OZAKI FAMILY LTD PAR																	
																	0805/1289		3/16/1995		WD Q		V		02		0							
																	GRANTOR: A K & LASSIE G BLACK																	
																	GRANTEE: CHARLES T & NETTIE																	
																	BUILDING NOTES																	
																	BUILDING DIMENSIONS																	
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	45.00	AC		1.00	1.00	1.00	281.00	281.00	12,645																	
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	186.00	AC		1.00	1.00	1.00	227.00	227.00	42,222																	
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	231.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	693,000																	
REVIEW DATE 04/14/2025 BY MLU																	Total Acres: 231.00		Total Land Value: 54,867		Market: 693,000		Agricultural: 54,867		Common: 0		PRINTED 05/12/2026 BY SYS							