



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 70				
Exterior Wall	31 VINYL SID 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	18416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,931	100		1,931	161,401
FGR	440	55		242	20,228
FOP	96	30		29	2,424
PTO	200	5		10	836
TOTALS	2,667			2,212	184,888

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,212	111.9380	125.37	277,318	1994	1994	0	0	0	33.33	66.67
1 SINGLE FAM			100% - 0	Heated Area: 1931		HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		184,888	
TOTAL MARKET OB/XF VALUE		18,718	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		263,606	
SOH/AGL Deduction		100,857	
ASSESSED VALUE		162,749	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		111,338	
TOTAL JUST VALUE		263,606	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053532	Remodel	19,000	07/07/2025
31934	MAINT/ALTR	50	05/06/2014
8422	SFR	57,000	05/26/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0793/1569	7/26/1994	WD	Q	I	03	0

GRANTOR: CLAUDIA S ALFORD
GRANTEE: STEVEN W & CLAUDIA
0791/2305 6/14/1994 WD Q I 02 0
GRANTOR: FREDERICK A WEST
GRANTEE: CLAUDIA S ALFORD F

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	0		1.50	1.50	100	1994	1994	3	100	162	
2	0190	FPLC PF	0	100	0	0		1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	100	12	20		3.00	3.00	50	2006	2006	3	50	360	
5	0031	BARN, MT AE	0	100	24	34		11.00	11.00	100	2014	2014	3	100	8,976	
6	0252	LEAN-TO W/	0	100	12	34		2.50	2.50	100	2014	2014	3	100	1,020	

TOTAL OB/XF											
18,718											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W10 FGR= N22 W20 S22 E20\$ W20 PTO= N10 W20 S10 E20\$ W34 S33 E17 FOP= E16 N6 W16 S6\$ N6 E16 S6 E14 N5 E17 N28\$.											

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							