

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
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	06
NEIGHBORHOOD/LOC	18417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,937	100	2025
FGR	600	55	2025
FOP	192	30	2025
TOTALS	2,729		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 1937					HX Base Yr 2025	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			270,686
TOTAL MARKET OB/XF VALUE			2,040
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			307,726
SOH/AGL Deduction			128,919
ASSESSED VALUE			178,807
TOTAL EXEMPTION VALUE	HX HB VX SX		106,411
BASE TAXABLE VALUE			72,396
TOTAL JUST VALUE			307,726
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047529	New Residential C	220,000	06/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/2011	5/15/2024	WD Q	Q	I	01	415,000
GRANTOR: A & B MANAGEMENT LLC						
GRANTEE: HAYES JEFFREY E						
1486/300	3/09/2023	WD Q	V	01		40,000
GRANTOR: HOLMES JACKIE						
GRANTEE: A & B MANAGEMENT LL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	0		3.00	3.00	100	2025

TOTAL OB/XF											
2,040											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0100	C SFR				100				1.00	1.00

BUILDING NOTES											
BAS=[YR=2025;ORIG=10,-20] W39 N8 W25 S26 E25 S15 E39 N33 \$											
FGR=[YR=2025;ORIG=-54,-2] E25 S24 W25 N24 \$											
FOP=[YR=2025;ORIG=-29,-28] E24 S8 W24 N8 \$											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=10,-20] W39 N8 W25 S26 E25 S15 E39 N33 \$											
FGR=[YR=2025;ORIG=-54,-2] E25 S24 W25 N24 \$											
FOP=[YR=2025;ORIG=-29,-28] E24 S8 W24 N8 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR			RSF-1	0.00	0.00	1.00	LT	1.00