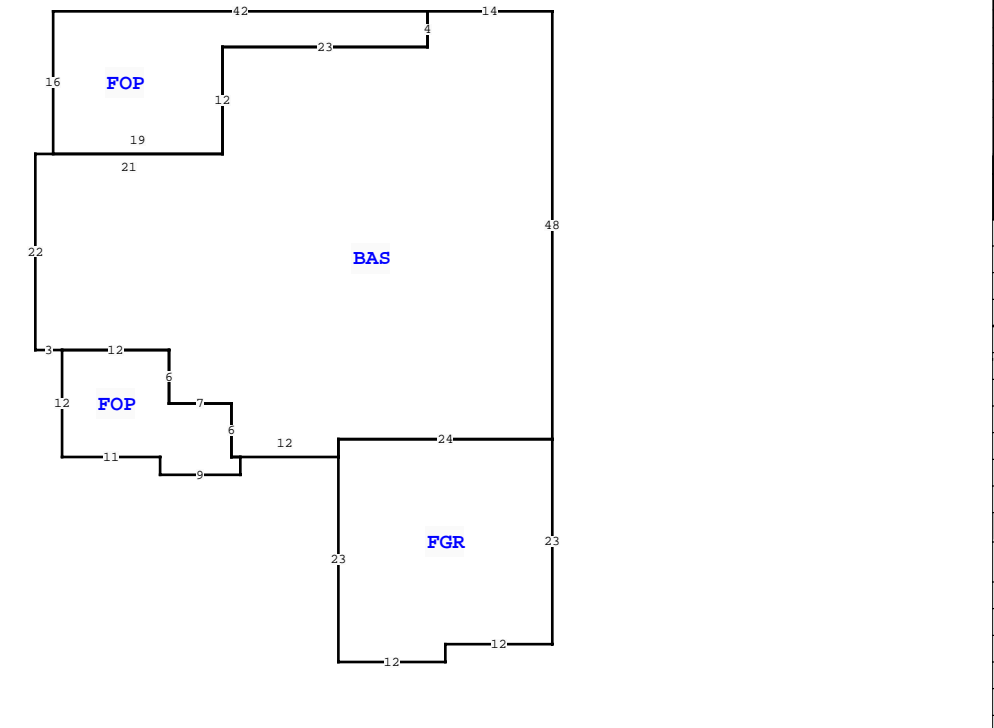


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNPLK 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,699	127.8508	143.19	386,470	2020	2020	0	0	1	5.00	94.00



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	18517.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100		2,202	296,386
FGR	576	55		317	42,668
FOP	204	30		61	8,211
FOP	396	30		119	16,018
TOTALS	3,378			2,699	363,282

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	0280	POOL R/CON	0 100	18 30	540.00	UT	70.00	70.00	100	2020	2020	3	91	34,398	
2	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,200	
3	0166	CONC,PAVMT	0 100	0 0	2,078.00	UT	2.25	2.25	100	2020	2020	3	100	4,676	
4	0104	GENERATOR	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
5	0282	POOL ENCL	0 100	29 43	1,247.00	UT	15.00	15.00	100	2024	2023		85	15,899	
6	0166	CONC,PAVMT	0 100	0 0	707.00	UT	3.00	3.00	100	2024	2023		100	2,121	

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF												
63,094												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		363,282	
TOTAL MARKET OB/XF VALUE		63,094	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		481,376	
SOH/AGL Deduction		19,977	
ASSESSED VALUE		461,399	
TOTAL EXEMPTION VALUE	HX HB 13	461,399	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		481,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,232	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047803	Screen Enclosure	22,000	08/01/2023
39235	POOL	0	02/03/2020
38936	SFR	0	11/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/50	12/10/2024	LE	U	I	14	100

GRANTOR: COMBS ROBERT STEVEN ()
 GRANTEE: O'BRIEN HEATHER LYN
 1473/2468 8/22/2022 WD Q I 01 540,000
 GRANTOR: HAMRICK ANDREW C
 GRANTEE: COMBS ROBERT STEVEN

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W14 FOP= W42 S16 E19 N12 E23 N4\$ S4 W23 S12 W21 S22 E3 FOP= S12 E11 S2 E9 N2 W1 N6 W7 N6 W12\$ E12 S6 E7 S6 E12 FGR= S23 E12 N2 E12 N23 W24 S2\$ N2 E24 N48\$.	