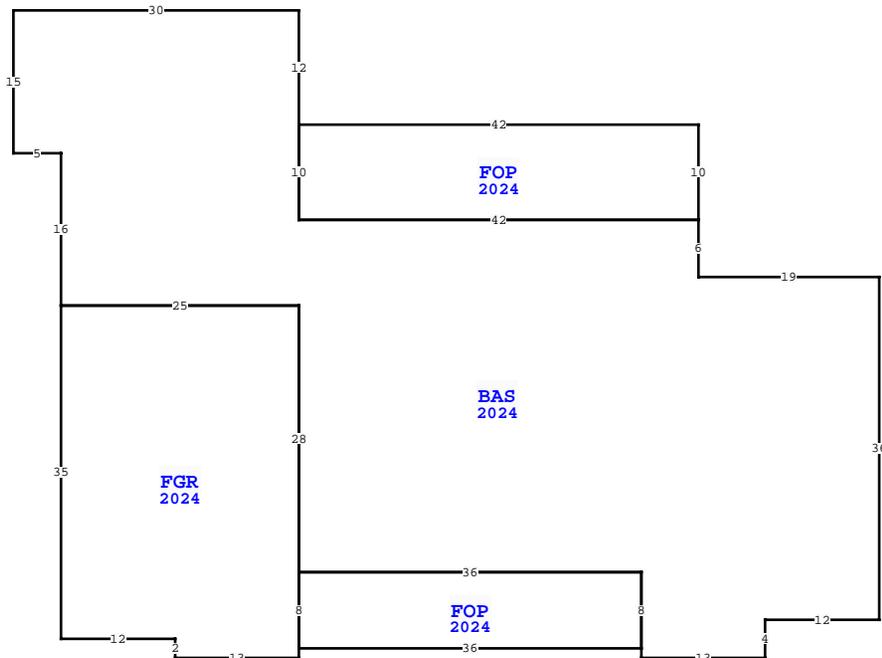


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.100			
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
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	3,170	100	2024	3,170	427,003
FGR	901	55	2024	496	66,812
FOP	288	30	2024	86	11,585
FOP	420	30	2024	126	16,973
TOTALS	4,779			3,878	522,370

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%	- 2026								
				Heated Area: 3170			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		522,370	
TOTAL MARKET OB/XF VALUE		79,705	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		742,075	
SOH/AGL Deduction		82,613	
ASSESSED VALUE		659,462	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		608,051	
TOTAL JUST VALUE		742,075	
NCON VALUE		41,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		748,641	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047216	Swimming Pool and	89,100	05/11/2023
000045559	New Residential C	200,000	09/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1235	5/02/2025	WD Q	Q	I	01	925,000
GRANTOR: HAMRICK ANDREW						
GRANTEE: MOOR DAVID C						
1465/2156	4/29/2022	WD Q	V	01		130,000
GRANTOR: THE ENTRUST INC						
GRANTEE: HAMRICK ANDREW						

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	UT	3.00	3.00	100	2024	2023		100	3,240	
2	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	2024	2023		97	34,765	
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
4	0030	BARN, MT	0	100	50	40	UT	18.00	18.00	100	2026	2025		100	36,000	

TOTAL OB/XF										79,705						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/14/2024			MLU										

BUILDING NOTES									
BAS=[YR=2024;ORIG=61,56] S15 E5 S16 E25 S28 E36 S8 S1 E13 N4 E12 N36 W19 N6 W42 N10 N12 W30 \$									
FOP=[YR=2024;ORIG=91,68] S10 E42 N10 W42 \$									
FOP=[YR=2024;ORIG=91,115] S8 E36 N8 W36 \$									
FGR=[YR=2024;ORIG=66,87] S35 E12 S2 E13 N1 N8 N28 W25 \$									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=61,56] S15 E5 S16 E25 S28 E36 S8 S1 E13 N4 E12 N36 W19 N6 W42 N10 N12 W30 \$									
FOP=[YR=2024;ORIG=91,68] S10 E42 N10 W42 \$									
FOP=[YR=2024;ORIG=91,115] S8 E36 N8 W36 \$									
FGR=[YR=2024;ORIG=66,87] S35 E12 S2 E13 N1 N8 N28 W25 \$									

LAND DESCRIPTION										TOTAL OB/XF										79,705				
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	140,000.00	140,000.00	140,000							